



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the BH district to the PDD district the following described property:

1. **Location of Property/Street Address:** 5237 Verona Road

Legal Description - (Metes & Bounds, or Lot No. And Plat):

Parcel #0609-064-8160-5. Full legal description in attached PDF document for reference.

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. **Proposed Use of Property - Explanation of Request:**

Multi-story, conditioned indoor self-storage

3. **Proposed Development Schedule:** Fall 2018 submittal and approval, Spring 2019 construction permit

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): _____

Total Dwelling Units Proposed: _____ **No. Of Parking Stalls:** _____

Type of Non-residential Development (If Applicable): Self-Storage

Proposed Hours of Operation: Mon-Sat 10-7 **No. Of Employees:** 2-3

Floor Area: 100,000 square feet **No. Of Parking Stalls:** 7

Sewer: Municipal ☒ Private ☐ **Water:** Municipal ☒ Private ☐

Current Owner of Property: NFW Enterprises

Address: 5315 Voges Road Madison, WI 53718 **Phone No:** 608-575-1747

Contact Person: Rob O'Loughlin

Email: roloughlin@laserlinkgolf.com

Address: 5315 Voges Road Madison, WI 53718 **Phone No:** 608-575-1747

Respectfully Submitted By: *Daniel P. McCoy* **Daniel P. McCoy**
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** 10-23-18 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. RZ-2247-18

5237 Verona Road

GENERAL IMPLEMENTATION PLAN

October 23, 2018



Project Overview 3

Legal Description 4

Statement of Need for Planned Development District 5

Consistency With Comprehensive Plan 6

Social and Economic Benefits of the Project 7

Environmental Benefits of the Project 8

Site Layout 9

Project Ownership and Property Management 11

Proposed Development Schedule and Timeframe 12

Appendices 13

Project Team

BSH Companies

44 Cook Street, Suite 400
Denver, CO 80206
303.886.5900

Kaufman Design Group

12371 E. Lincoln Court
Wichita, KS 67207
316.618.0448

MSA Engineers

2901 International Lane
Madison, WI 53704
608.242.7779



Project Overview

BSH Companies' proposed Fitchburg development will be Dane County's first multi-story, climate controlled, self-storage facility. The project will provide Fitchburg residents with a new product choice not currently found in the community. Additionally, this project will add storage capacity to keep up with the city's growth and addition of multi-family housing units, as well as commercial growth in this area of town.

Our facility will be located on a 4.66 acre site that formerly housed Nedrebo's Formal Wear. The site is located at the southeast corner of the Verona Frontage Road and Discovery Drive intersection, directly east of U.S. Highway 18/151, south of the Williamsburg Way exit.

Adjacent Properties

The project site is bordered to the north and east by Thermo Fisher Scientific and by Saris Manufacturing to the South. Neighboring uses are industrial and manufacturing-based activities. BSH Companies has met with or spoken with representatives from all neighbors located within 300' of the project, per the requirements of the PDD rezoning process.

Brownfield Reclamation & Adaptive Re-use

Prior use of this site resulted in significant environmental contamination with dry cleaning solvents. BSH's proposed use is compatible with the ongoing limitations on use of the site and would enable the land's return to active use, generating significant additional tax revenues for the City of Fitchburg.

Existing Topography and Vegetation

The site slopes from West to East, with a steep step down toward the far east side of the site. The former building was demolished in 2016 to allow for environmental cleanup. Currently, the site is predominantly open grass, with a small number of trees, varying in size and species.

Parcel Maps



Legal Description

General Implementation Plan 5237 VERONA ROAD

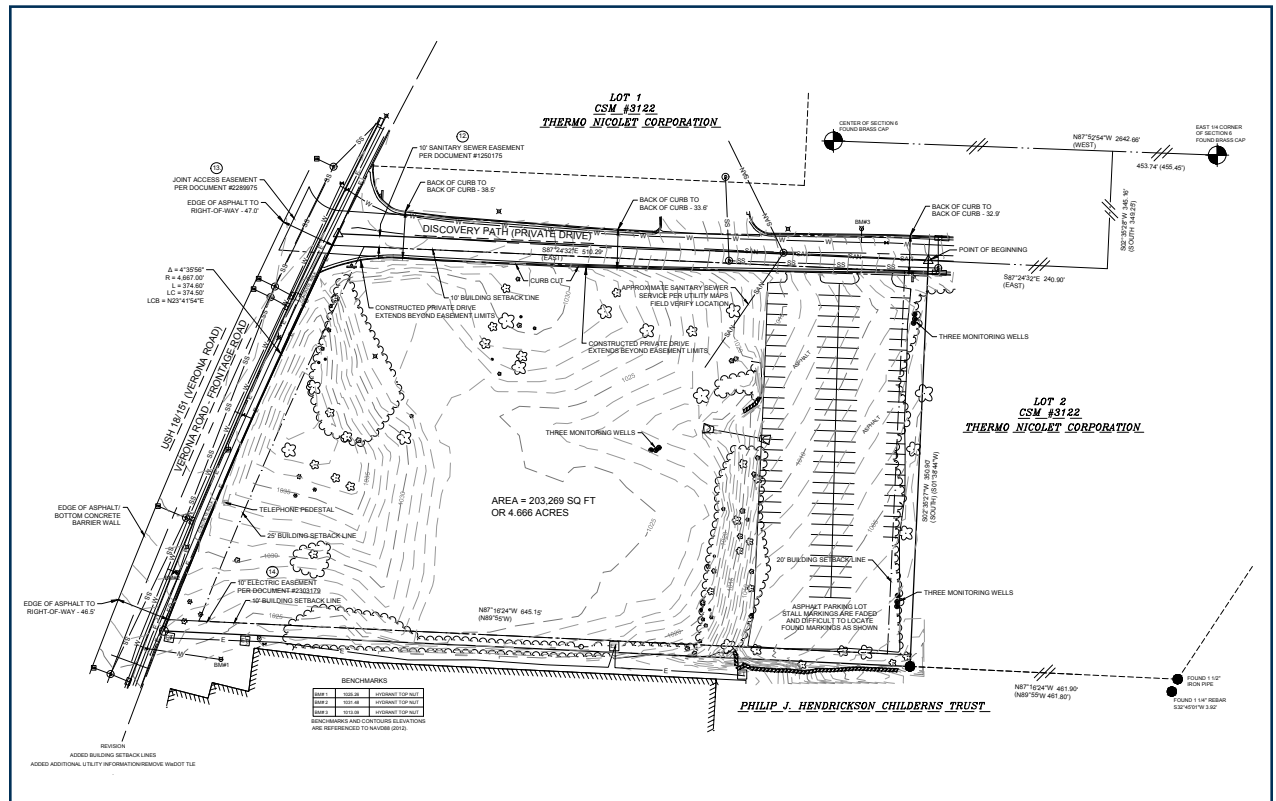
Part of the North 1/2 of the Southeast 1/4 of Section 6, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, which is more fully described as follows: Commencing at the East Quarter Corner of said Section 6; thence West along the North line of the Southeast 1/4 of said Section 6, 455.45 feet; thence South 349.25 feet; thence West parallel to the North line of the Northeast 1/4 of the Southeast 1/4, 240.9 feet to the point of beginning of this description; thence continue West, parallel to the North line of the Northeast 1/4 of the Southeast 1/4, 553.2 feet to the East line of U.S. Highway No. 18; thence Southwesterly along said East line of highway and on a curve to the left whose radius is 5,696.65 feet and whose chord bears South 20°50' West for a distance of 374.3 feet to the North line of parcel of land described in **Volume 524 of Deeds on page 597**, Dane County Registry; thence South 89°55' East, along the North line of said parcel, 686.0 feet; thence North 350.9 feet to the point of beginning. Also all land lying between the most Westerly line of the above described parcel and the East line of U.S. Highway No. 18.

Excepting from all of the above that part described as follows: Beginning at a concrete monument at the South Quarter Corner of said Section 6, Township 6 North, Range 9 East; Thence S 89°09'56" E, 255.34 feet, along the South line of said Section 6; Thence North 52°57'54" East, 278.16 feet; Thence N 15°05'44" E, 1,322.28 feet; Thence northeasterly 146.14 feet along the arc of a curve concave to the

northwest having a radius of 7,759.44 feet (the long chord bears N 15°38'07" E, 146.14 feet); Thence N 80°06'45" W, 10.06 feet; Thence northeasterly 208.01 feet along the arc of a curve concave to the northwest having a radius of 7,769.44 feet (the long chord bears N 16°56'01" E, 208.00 feet); Thence N 18°07'35" E, 115.48 feet Thence N 57°48'07" E, 469.82 feet; Thence S 18°39'38" W, 195.87 feet; Thence S 19°14'35" W, 362.13 feet; Thence S 19°59'09" W, 161.96 feet; Thence S 13°24'02" E, 108.82 feet; Thence continuing S 13°24'02" E, 99.50 feet; Thence

S15°05'44" W, 100.00 feet; Thence N 74°54'16" W, 115.00 feet; Thence S 14°49'58" W, 1089.39 feet; Thence S 37°02'06" E, 114.96 feet; Thence S 01°45'50" E, 93.10 feet; Thence S 52°57'54" W, 208.12 feet; Thence N 88°21'11" W, 264.73 feet; Thence N 89°09'56" W, 385.84 feet; Thence N 01°32'10" E, 157.01 feet to the Point of Beginning.

FURTHER EXCEPTING land conveyed in Award of Damages recorded March 9, 2016, as Document No. 5219434



Statement of Need for Planned Development District

General Implementation Plan
5237 VERONA ROAD

Zoning Code Limitations Related to Self-Storage

During Spring 2018 meetings and conversations with City of Fitchburg planning staff, it was expressed that the City is not supportive of additional single-story self-storage projects utilizing large parcels of land. After gaining additional understanding regarding the potential for multi-story, retail-oriented storage construction, staff suggested the planned development district (PDD) process as means to achieve this type of use within the city's existing zoning code.

The subject property is currently zoned B-H (Business Highway), which does not allow for self-storage. City zoning only allows for self-storage in the R-D (Rural Development) areas. The City does not rezone any property to the R-D district, and therefore the PDD process is the only method by which City staff would recommend consideration of the project. Staff and the City Attorney believe PDD process enables consideration/approval of the project while maintaining appropriate controls over permitting of any future self-storage projects within the City of Fitchburg's boundaries.

Compatibility with Arrowhead Redevelopment Plan

Rezone via PDD, and subsequent redevelopment activities, would provide an excellent opportunity to upgrade the aesthetic design and architectural feel along the Highway 151/18 corridor. The Arrowhead Redevelopment Plan completed in 2013 by MSA Engineers for this part of the City encourages multi-story, dense development with lower setback requirements to facilitate a more urban format. BSH's proposed 3-story structure, use of brick and architectural metal panel materials supports these design goals. MSA Engineers is serving as BSH's survey and engineering partner and their familiarity with the City's desired redevelopment outcomes for the Arrowhead neighborhood is actively reflected in our proposal.

Brownfield Redevelopment

The subject parcel has limitations imposed on its go-forward development by Wisconsin Department of Natural Resources (DNR) due to contaminants released previously on the property. PDD zoning enables a land use that involves minimal human occupancy and avoids disturbance to environmentally restricted portions of the site, while returning the parcel to active commercial use and tax revenue generation.

Facilitating Infill Use of Land

Use of the PDD Process in this instance will allow for potential development with a product type use not currently allowed at this location within the parameters of the City's current zoning code. PDD enables consideration and potential approval of BSH's requested use, thereby fostering high density development and at the same time minimizing the acres of raw land used in the process.

Transition to Future Land Use Plans

With existing infrastructure and utilities present along both Verona Frontage Road and Discovery Drive, PDD rezoning and subsequent completion of the project will drive higher utilization of existing City infrastructure and utilities already in place. The Arrowhead Redevelopment Plan supports transition from the historic industrial uses in this area to a blend of industrial/commercial uses. BSH's self-storage facility development is in line with this desired goal.

BSH's ownership team has met with City of Fitchburg Planning and Economic Development Staff on multiple occasions to exchange ideas regarding the best approach for redevelopment of 5237 Verona Road, listen to staff feedback and provide our thoughts regarding how the site can best be returned to productive use. Our plans specifically support the intent and direction of the comprehensive plan by:

Preserving Land & Agricultural Resources in Fitchburg

BSH Companies project returns a piece of land currently caught in environmental limbo to active and productive use. Our new building will not replace any existing agricultural land or modify naturally significant qualities. Quite the opposite, the project restores a previously contaminated parcel, further caps and protects the existing condition present on the site.

The project is not in a wetland area, not in a floodplain and our proposed use actually reduces its historic impervious area, planting grass and vegetation on a considerable portion of the site.

Reduces Impervious Area % — Greater Open Space

Under the sites previous use 2.7 acres of the land qualified as impervious area. Under BSH's proposed design and site layout, this amount will be reduced with only 1.9 acres of impervious surface, representing a net reduction in impervious area.

Compact Urban Development

By building "*up rather than out*" BSH is lowering the amount of raw land necessary for development to take place. This type of storage facility uses significantly less land than older, legacy single-story layouts. Development is served by gravity flow sewer and water, within the urban growth boundary and is consistent with the Arrowhead Neighborhood redevelopment plan goals.

Efficient Use of Existing Utilities & Infrastructure

The project utilizes sewer, water, electric and gas utilities already paid for and in place for years. Fire and police protection is present via existing stations and infrastructure, with little to no impact from the project expected on these departments. As a multi-story building, the facility will be fully sprinkled and provides clear access to hydrants at multiple locations.

Protects the Natural Environment

The project meets the City's storm water and erosion control guidelines, is not dependent on private well or septic systems and avoids impact on wetlands or floodplains. Additionally, by capping over the portion of the site with historic contamination issues, BSH's layout and proposed design further protects the environment while simultaneously boosting tax receipts 4X to the City of Fitchburg.

Minimizes Traffic Impact

The project is oriented to minimize setbacks and situates the building closer to sidewalks and streets, with low off street parking requirements. BSH's self storage building integrates well with existing road uses in the neighborhood and will place minimal to no impact on those areas of heavy traffic nearby. Customer use is largely off hours and on weekends, providing complementary timing to typical traffic flow patterns.

Social and Economic Benefits of the Project

General Implementation Plan
5237 VERONA ROAD

The proposed project will enable the redevelopment of a brownfield contaminated site and enable significant increase in tax revenues generated from this parcel.

The below table provides a preliminary estimate of anticipated future increased tax revenues resulting from the proposed project:

| | Assessed Value | Tax Amount |
|---------------------|-----------------------|---------------------|
| 2015 Nedrebo's | \$1,645,000.00 | \$37,821.11 |
| 2016 Nedrebo's | \$1,645,000.00 | \$38,922.74 |
| 2017 Nedrebo's | \$1,300,000.00 | \$30,623.89 |
| 2018 Vacant | \$1,150,000.00 | \$27,090.36 |
| 2019 Vacant | \$1,150,000.00 | \$27,090.36 |
| 2020 Phase 1 | \$4,500,000.00 | \$103,462.00 |
| 2021 Phase 1 | \$4,500,000.00 | \$103,462.00 |

Comparable 2017 Assessments

| | | |
|--------------------|----------------|-------------|
| Saris | \$2,976,600.00 | \$70,032.44 |
| Ecostar | \$2,641,900.00 | \$62,147.96 |
| Benjamin Plumbing | \$3,010,000.00 | \$70,819.25 |
| 2881 Commerce Park | \$2,300,000.00 | \$54,093.88 |

Compact Development — Efficient use of a brownfield site with a history of environmental contamination uses infrastructure already paid for by the City's citizens and maximizes efficiency. Multi-story, dense development at this site provides easy access and circulation while minimizing the amount of land used for development

Serves Residents of All Income Levels — Storage is a product type in strong demand from a wide variety of residents and businesses alike. Apartment residents with excess storage needs, businesses storing inventory or records, empty nest/seniors downsizing homes, growing families all need storage at different times. Regardless of economic background, BSH Companies facility will offer a needed service to Fitchburg residents.

Facilitates Economic Growth — Provides easy access in the City's core for business storage, supporting growth for start-ups and other small businesses. For companies not yet ready to rent or build a large facility of their own, conditioned storage provides a safe, temperate location in which to store inventory, prototypes, records or other valuable business property.

Minimizes Traffic and Drive Time — Most of Fitchburg's existing storage options are located on the fringe of town, near the edge of development. By providing a more centralized location near more homes and apartments, drive time to reach storage is reduced and traffic impact lowered. Customers will be closer to their stored goods and able to reach them more quickly.

Enhances Streetscape along US 18/151 Entry to City — Located at the main highway entry point in to Fitchburg/Madison, this new, high quality building designed with modern materials enhances the look and feel along the US 18/151 corridor in a manner similar to the new office building at McKee and Verona Roads.

BSH Companies' redevelopment benefits the environment by:

- **Redevelops Brownfield Site** and returns this land to productive use. With limited developable land in the City of Fitchburg, maximizing the use of available parcels is important to provide for continued growth. BSH's plan reuses an infill, urban location already served by roads, sewer, water and other utilities infrastructure.
- **Supports Efficient Dwelling Unit Sizes** by providing storage in a wide range of sizes, in a clean, safe and heated/cooled environment. Most of Fitchburg's current storage options are not heated or cooled and offer large units focused on boat or car storage. With a wide variety of unit sizes, BSH's project supports efficient housing sizes by allowing for storage of important goods away from home in a safe, secure, clean location not impacted by changes in temperatures and seasonality.



Development and Design Overview

BSH Companies proposed new facility would be a 3 story, indoor, elevator-served self-storage facility. Fully heated and cooled, this type of structure represents the new means by which growing community's storage needs are met. Along the east side of the building is a fully enclosed drive through bay to allow customers to load and unload their goods out of the elements.

Access to all property units will be controlled by fob and code access, overseen by on site professional property management staff.

Digital video surveillance cameras throughout the property add another layer of oversight and provide customers with security for their property, as well as themselves, while at the building.

5237 VERONA ROAD - SITE PLAN BSH Companies

Fitchburg, WI
10/22/2018





Project Ownership and Property Management

General Implementation Plan
5237 VERONA ROAD

Project Ownership

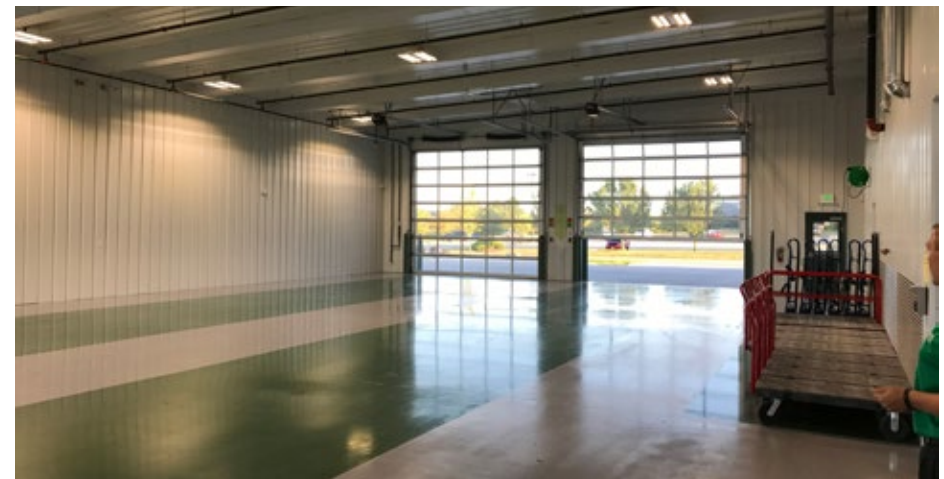
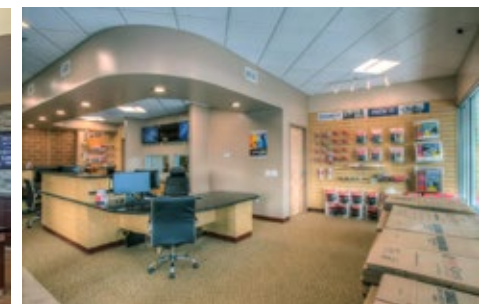
Title to the property will be held by BSH Companies LLC, or a wholly-owned affiliate thereof.

Property Management and Ongoing Oversight

Modern storage properties control tenant access, payment receipt and operations in the same manner as does a commercial landlord with office, apartment or retail properties. Full-time staff will be present on property during hours of operation; multiple digital security cameras cover the property; key fob or numeric keypad access control limit entry into the property and track exits to ensure all customers have left at the end of day.

Office staff will sell a variety of moving supplies, including boxes, tape, moving blankets, packing materials and other supplies, eliminating the need for customers to make multiple trips to different stores to prepare for their moving needs.

BSH Companies will either self-manage the property via an affiliate entity controlled by the same owners (Dan McCoy and Win Stewart), or hire a 3rd party management firm to complete this work scope. The self-storage industry has a variety of management models depending on project size, location and owner preference. BSH Companies will make this determination during the Spring of 2019.



Proposed Development Schedule and Timeframe

General Implementation Plan
5237 VERONA ROAD

November/December 2018 — Anticipated receipt of Wisconsin Department of Natural Resources closure letter by current site owner

December 2018 — BSH Companies obtain GIP rezone approval from City of Fitchburg Planning Commission and City Council

December 2018 – March 2019 — BSH Companies and our design team work in concert with City of Fitchburg staff process to achieve mutually agreeable architectural elements and aesthetic design outcomes and SIP approval

February/March 2019 — Close of land purchase by BSH Companies

April 2019 — Receipt of building permit and other necessary approvals for construction from City of Fitchburg and any other relevant jurisdictions

June 2019 — Commencement of construction

Spring 2020 — New Storage Facility Open for Business



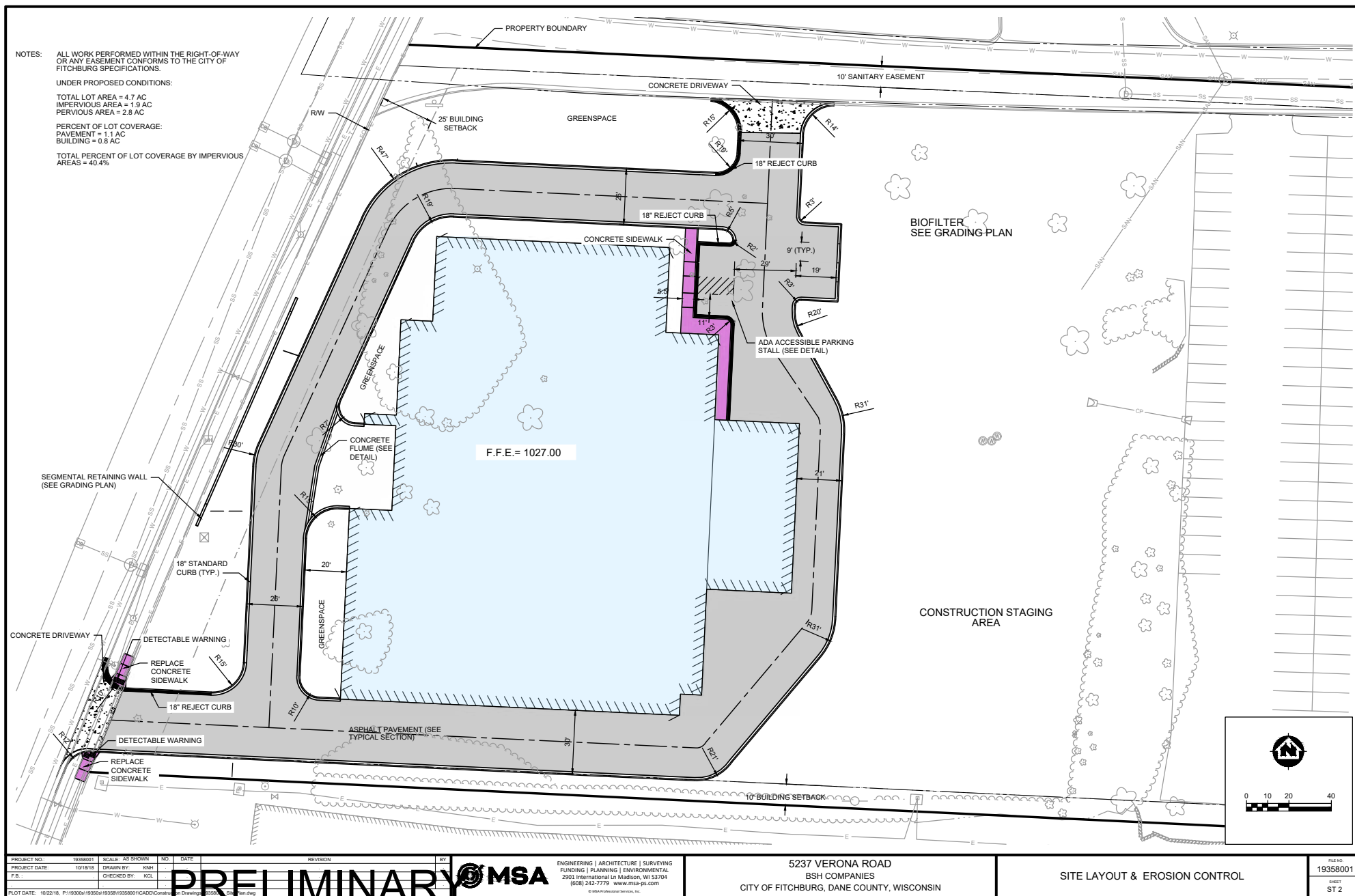
Title Sheet 14

Site Layout and Erosion Control 15

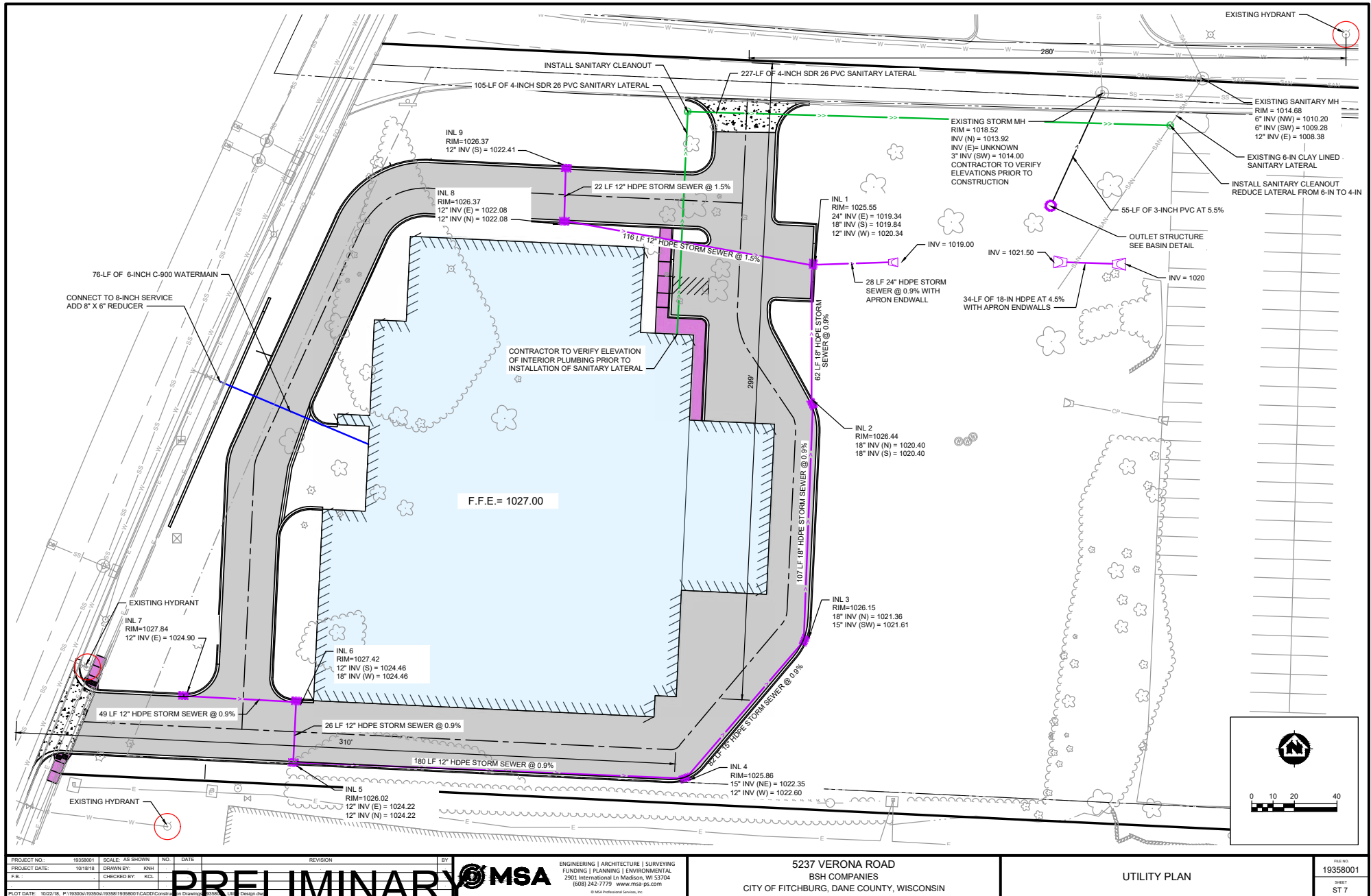
Utility Plan 16

Landscape Plan 17

General Implementation Plan
5237 VERONA ROAD

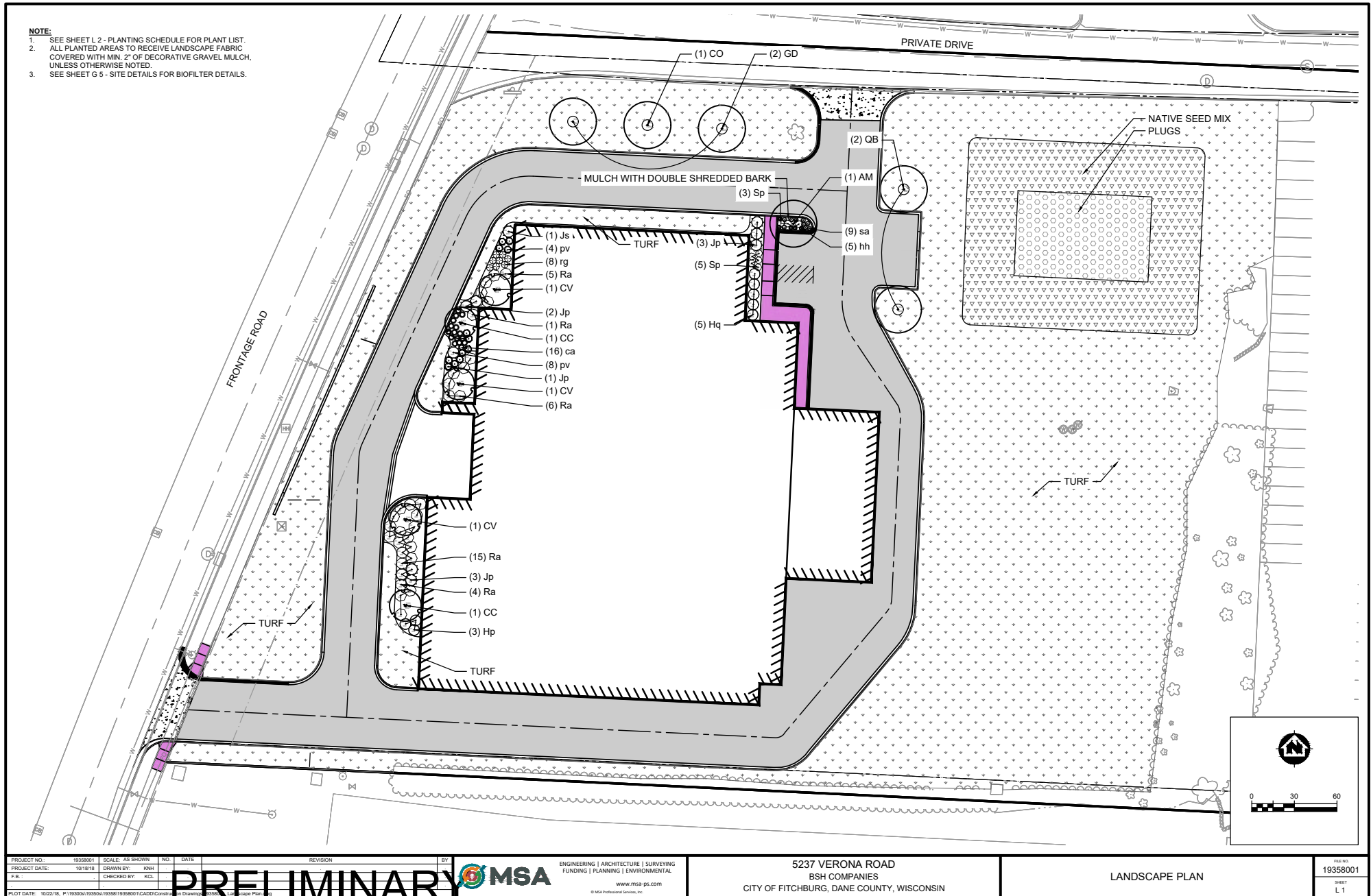


General Implementation Plan 5237 VERONA ROAD



General Implementation Plan 5237 VERONA ROAD

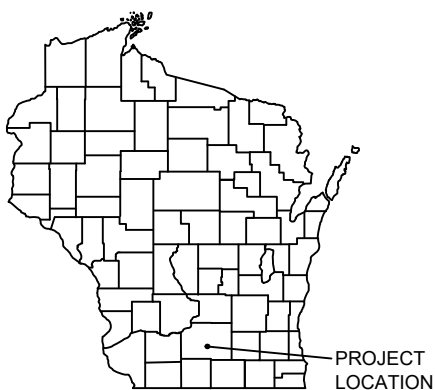
- NOTE:**
1. SEE SHEET L-2 - PLANTING SCHEDULE FOR PLANT LIST.
 2. ALL PLANTED AREAS TO RECEIVE LANDSCAPE FABRIC COVERED WITH MIN. 2" OF DECORATIVE GRAVEL MULCH, UNLESS OTHERWISE NOTED.
 3. SEE SHEET G-5 - SITE DETAILS FOR BIOFILTER DETAILS.



5237 VERONA ROAD

BSH COMPANIES

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



SHEET INDEX

G - GENERAL SHEETS

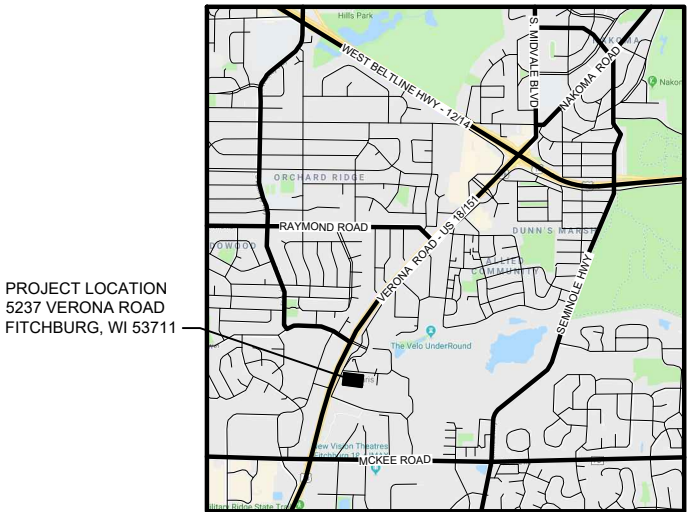
| | |
|-----|-------------------------|
| G 1 | TITLE SHEET |
| G 2 | EROSION CONTROL DETAILS |
| G 3 | STREET DETAILS |
| G 4 | UTILITY DETAILS |
| G 5 | SITE DETAILS |

ST - SITE PLANS

| | |
|------|---------------------------------|
| ST 1 | EXISTING SITE LAYOUT & REMOVALS |
| ST 2 | SITE LAYOUT & EROSION CONTROL |
| ST 3 | GRADING PLAN (SOUTHWEST) |
| ST 4 | GRADING PLAN (NORTH) |
| ST 5 | GRADING PLAN (SOUTHEAST) |
| ST 6 | GRADING PLAN (BIOFILTER) |
| ST 7 | UTILITY PLAN |

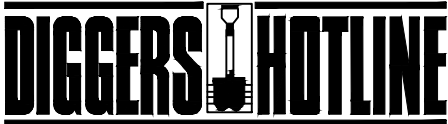
L - LANDSCAPE PLANS

| | |
|-----|-------------------|
| L 1 | LANDSCAPE PLAN |
| L 2 | PLANTING SCHEDULE |
| L 3 | PLANTING DETAILS |



LOCATION MAP

NOT TO SCALE



Dial 811 or (800) 242-8511

www.DiggersHotline.com

NOTE:
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR
SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO
CONSTRUCTION.

LEGEND

| | |
|--|---------------------------------------|
| | EXISTING WATER MAIN |
| | EXISTING WATER MAIN, VALVE & HYDRANT |
| | EXISTING WATER SERVICE & CURB STOP |
| | PROPOSED WATER MAIN, VALVE, & HYDRANT |
| | PROPOSED WATER SERVICE & CURB STOP |
| | EXISTING SANITARY SEWER & MANHOLE |
| | PROPOSED SANITARY SEWER & MANHOLE |
| | EXISTING FORCEMAIN |
| | EXISTING STORM SEWER & INLET |
| | PROPOSED STORM SEWER & INLET |
| | PROPOSED STORM SEWER & MANHOLE |
| | BURIED ELECTRIC |
| | BURIED GAS & VALVE |
| | BURIED CABLE TELEVISION |
| | BURIED TELEPHONE |
| | BURIED FIBER OPTICS |
| | OVERHEAD UTILITY |
| | RAILROAD TRACKS |
| | EXISTING CURB & GUTTER |
| | PROPOSED CURB & GUTTER |
| | EXISTING SIDEWALK |
| | PROPOSED SIDEWALK |
| | EXISTING CULVERT PIPE |
| | PROPOSED CULVERT PIPE |
| | FENCE LINE |
| | DRAINAGE ARROW |
| | SILT FENCE |
| | RIGHT-OF-WAY |
| | BASELINE |
| | PROPERTY LINE |
| | TREE LINE |
| | BENCHMARK |
| | IRON PIPE |
| | IRON ROD |
| | CONTROL POINT |
| | UTILITY POLE & GUY |
| | SOIL BORING |
| | LIGHT POLE |
| | PEDESTAL |
| | STREET SIGN |
| | MAILBOX |
| | FLAGPOLE |
| | TREE - DECIDUOUS |
| | TREE - CONIFEROUS |
| | TREE TO BE REMOVED |

UTILITIES

GAS:

MG&E
133 S. BLAIR STREET
MADISON, WI 53701
CONTACT: JANE ROSSING
OFFICE: (608) 252-7099
EMAIL: GROSSING@MGE.COM

ELECTRIC:

MG&E
133 S. BLAIR STREET
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CONTACT: RICH PARKER
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EMAIL: RPARKER@MGE.COM

ALLIANT ENERGY
2147 CTY RD PB
VERONA, WI 53593
CONTACT: JEFF NELSON
OFFICE: (608) 845-1148
EMAIL: JEFFNELSON@ALLIANTENERGY.COM

TELEPHONE:

AT & T
316 W. WASHINGTON AVE.
MADISON, WI 53703
CONTACT: LISA GUNDLACH
OFFICE: (608) 252-2432
EMAIL: LG6852@ATT.COM

CATV:

CHARTER COMMUNICATIONS
2701 DANIELS STREET
MADISON, WI 53718
CONTACT: BRANDON STORM
OFFICE: (608) 444-9493
EMAIL: BRANDON.STORM@CHARTERCOM.COM

FIBER:

WINDSTREAM
CONTACT: CHRISTOPHER WISNOUSKY
OFFICE: (800) 289-1901
EMAIL: CHRISTOPHER.WISNOUKY@WINDSTREAM.COM

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LISLE, IL 60532
GENERAL OFFICE: (630) 505-3800

PACKERLAND BROADBAND
105 KENT STREET
IRON MOUNTAIN, MI 49801
CONTACT: ANDY HEIGL
OFFICE: (906) 776-2609
EMAIL: ANDY.HEIGL@PACKERLANDBROADBAND.COM

WISDOT:

WISCONSIN DEPARTMENT OF TRANSPORTATION
SOUTHWEST REGION PROJECT FIELD OFFICE
111 INTERSTATE BLVD.
EDGERTON, WI 53534
CONTACT: CHRIS FREDRICK, P.E.
CONSTRUCTION PROJECT MANAGER FOR VERONA ROAD PROJECT
OFFICE: (608) 884-7130
EMAIL: CHRISTOPHER.FREDRICK@DOT.WI.GOV

PUBLIC WORKS:

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5520 LACY ROAD
FITCHBURG, WI 53711
CONTACT: LISA COLEMAN, DPW
OFFICE: (608) 270-4260
EMAIL: LISA.COLEMAN@FITCHBURG.GOV

SEWER & WATER:

CITY OF FITCHBURG
5520 LACY ROAD
FITCHBURG, WI 53711
SEWER & WATER CONTACT: PHIL MANION
OFFICE: (608) 729-1730
EMAIL: PHILLIP.MANION@FITCHBURG.GOV

MADISON METROPOLITAN SEWERAGE DISTRICT
1610 MOORLAND ROAD
MADISON, WI 53713
SEWER CONTACT: RAY SCHNEIDER
OFFICE: (608) 347-3628
EMAIL: RAYS@MADSEWER.ORG

| | | | | | | | |
|---------------|----------|--|----------|-----|------|----------|----|
| PROJECT NO.: | 19358001 | SCALE: | AS SHOWN | NO. | DATE | REVISION | BY |
| PROJECT DATE: | 10/18/18 | DRAWN BY: | KNH | | | | |
| F.B.: | | CHECKED BY: | KCL | | | | |
| PLOT DATE: | 10/22/18 | P:\19300a\19350a\19358\19358001\CADD\Construction Drawings\9358001_GS_sheets.dwg | | | | | |



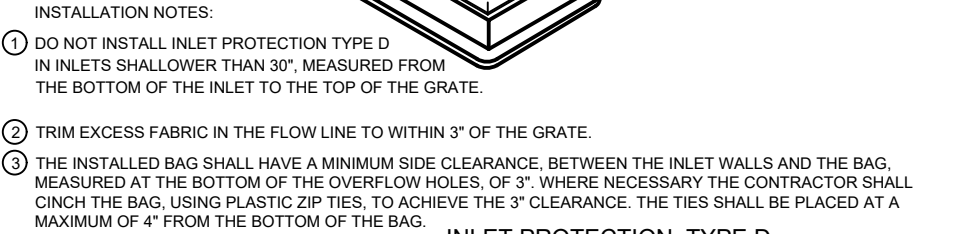
ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
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5237 VERONA ROAD
BSH COMPANIES
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

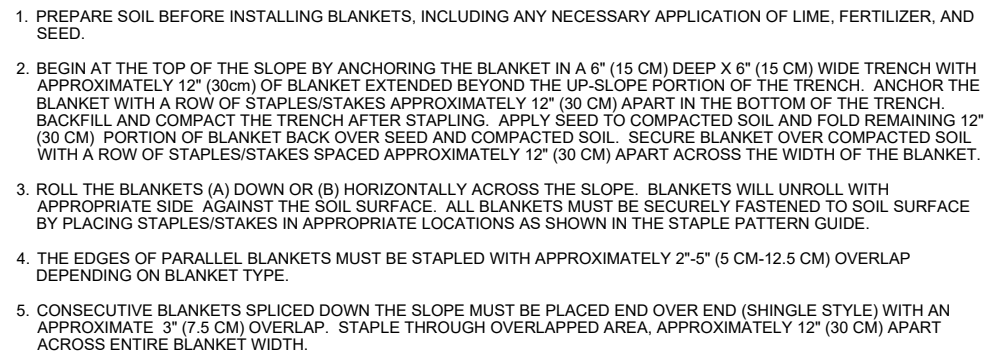
TITLE SHEET

FILE NO.
19358001
SHEET
G 1

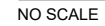
- 1.) SECTION NR216.46 OF WISCONSIN STATE ADMINISTRATIVE CODE IDENTIFIES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATION AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
- 2.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR'S CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.
- 3.) THIS INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE CONTRACT DRAWINGS AND IN THE ACCOMPANYING SPECIFICATIONS.
- 4.) ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- 5.) THE AREA OF EROSIVE LAND EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.
- 6.) ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN HAS OCCURRED. ALL NECESSARY REPAIR AND MAINTENANCE WILL BE DONE AT THIS INSPECTION TIME.
- 7.) ALL EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE PROPERLY INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS WITHIN THEIR RESPECTIVE DRAINAGE AREAS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- 8.) ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
- 9.) ANY SLOPES STEEPER THAN 3H:1V SHALL BE STAKED WITH EROSION CONTROL FABRIC UNLESS INDICATED ON THE PLAN.
- 10.) ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- 11.) WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY BE REQUIRED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.
- 12.) CHANNELIZED RUNOFF ENTERING THE PROJECT SITE FROM ADJOINING LANDS SHALL BE DIVERTED THROUGH NATURALLY OR ARTIFICIALLY EROSION-RESISTANT CONVEYANCES. IF CHANNELIZED RUNOFF CANNOT BE DIVERTED, SITE BEST MANAGEMENT PRACTICES MUST ACCOUNT FOR THE ADDITIONAL FLOW RATES AND EROSION POTENTIAL THAT SUCH RUNOFF PRESENTS.
- 13.) THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.
- 14.) EROSION CONTROLS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCK PILES SHALL BE PLACED AT LEAST 75 FEET FROM STREAMS OR WETLANDS.
- 15.) ADDITIONAL EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) SHALL INCLUDE THE FOLLOWING:
 - a. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - c. DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE WDNR CONSERVATION PRACTICE STANDARD 1061 - DEWATERING OR A SUBSEQUENT WDNR DEWATERING STANDARD PRIOR TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WETLAND OR LAKE.
- 16.) ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES THAT COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.
- 17.) ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- 18.) DURING THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION OF A DISTURBED WATERING OF ALL NEWLY SEEDED AND MULCHED AREAS SHALL BE PROVIDED WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- 19.) WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BMP'S SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.
- 20.) ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- 21.) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.



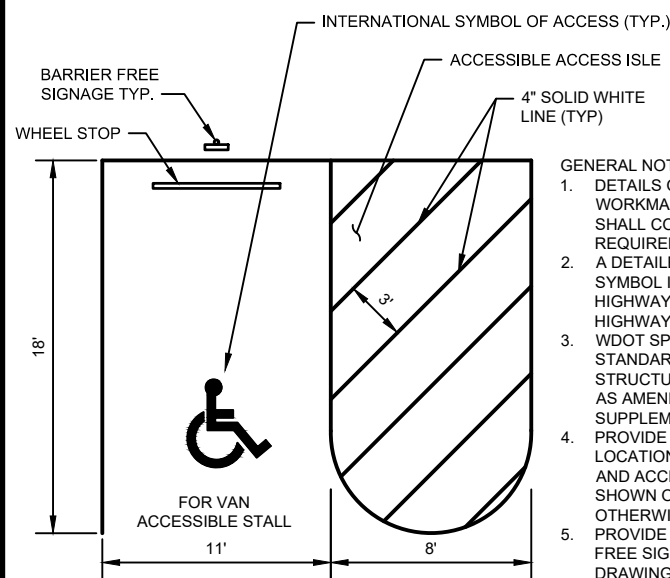
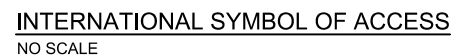
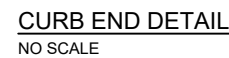
NO SCALE
CAN BE INSTALLED IN ANY INLET TYPE WITH
OR WITHOUT A CURB BOX AS PER NOTE



EROSION CONTROL BLANKET DETAIL
NO SCALE



- NO SCALE



ACCESSIBLE PARKING STALL
NO SCALE



1. BAR STEEL REINFORCEMENT SHALL BE EMBEDDED 3 INCHES CLEAR.
2. BAR STEEL REINFORCEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS.
3. BAR STEEL REINFORCEMENT SHALL BE FREE OF ALL RUST AND MILL SCALE.
4. CAST-IN-PLACE CONCRETE SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS.
5. CONCRETE ACCESSORIES OF EXPANSION JOINT MATERIAL AND CURING COMPOUND SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS.

CONCRETE FLUME DETAIL
NO SCALE



1. ASPHALT BINDER
SHALL BE TYPE PG 58-28,
12.5 MM NOMINAL
AGGREGATE SIZE, 4 MT
58-28 S MIX.
2. ASPHALT SURFACE
SHALL BE TYPE PG 58-28,
12.5 MM NOMINAL
AGGREGATE SIZE, 4 MT
58-28 S MIX.

TYPICAL ASPHALT PAVEMENT SECTION
NTS



1. SIDEWALK THICKNESS SHALL BE 7-INCHES THROUGH DRIVEWAYS, 7-INCHES AT RAMPS, AND 5-INCHES FOR ALL PUBLIC SIDEWALK.
2. SIDEWALK CROSS SLOPE SHALL BE 1.5% AND NOT EXCEED 2%.
3. PROVIDE $\frac{1}{2}$ " EXPANSION JOINTS AT ALL RAMP LOCATIONS THROUGH DRIVEWAYS, AGAINST CURB & GUTTER, AT RADII, AND EVERY 200' OF SIDEWALK.
4. CONSTRUCTION FORMS SHALL BE EQUAL TO OR GREATER THAN THE SIDEWALK THICKNESS.

TYPICAL CONCRETE SIDEWALK SECTION
NOT TO SCALE

| | | | | | | | |
|--|----------|-------------|----------|-----|------|----------|----|
| PROJECT NO.: | 19358001 | SCALE: | AS SHOWN | NO. | DATE | REVISION | BY |
| PROJECT DATE: | 10/18/16 | DRAWN BY: | KNH | | | | |
| F.B.: | | CHECKED BY: | KCL | | | | |
| PLOT DATE: 10/22/18, P:\19300\19350\19358\19358001\CADD\Construction Drawings\19358001_GS\sets.dwg | | | | | | | |

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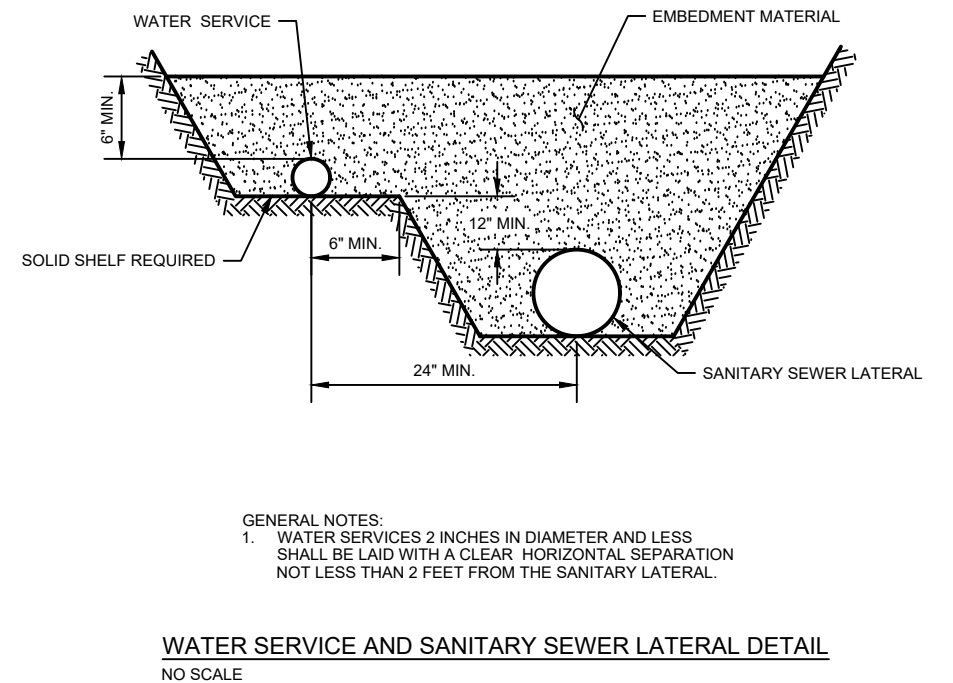
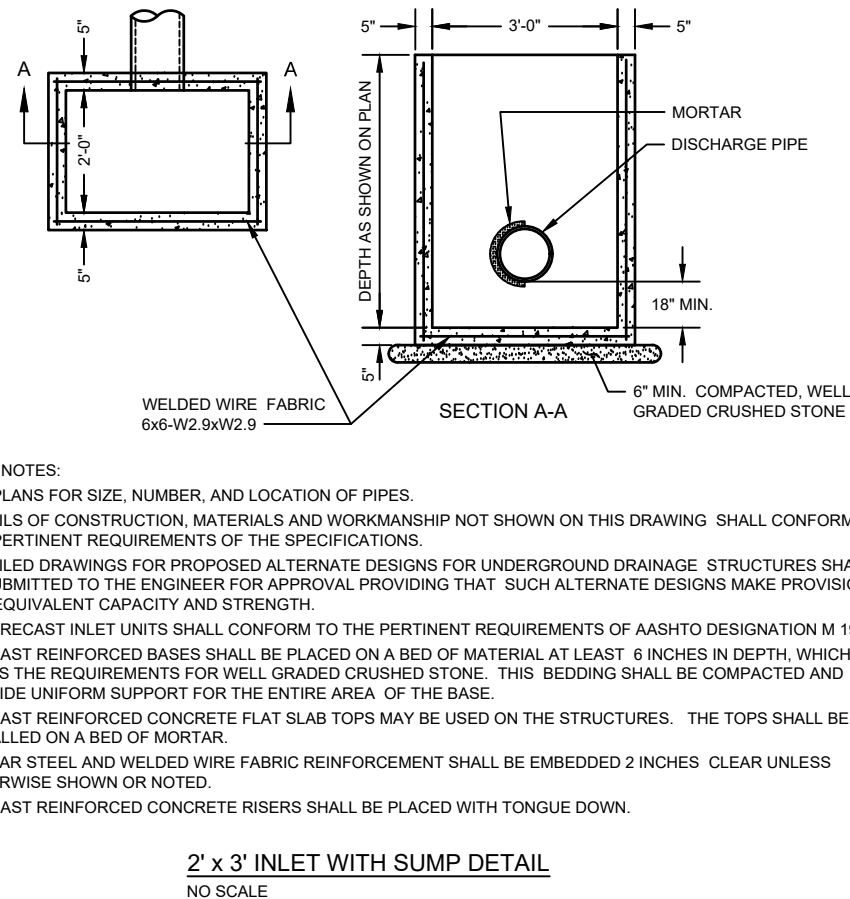
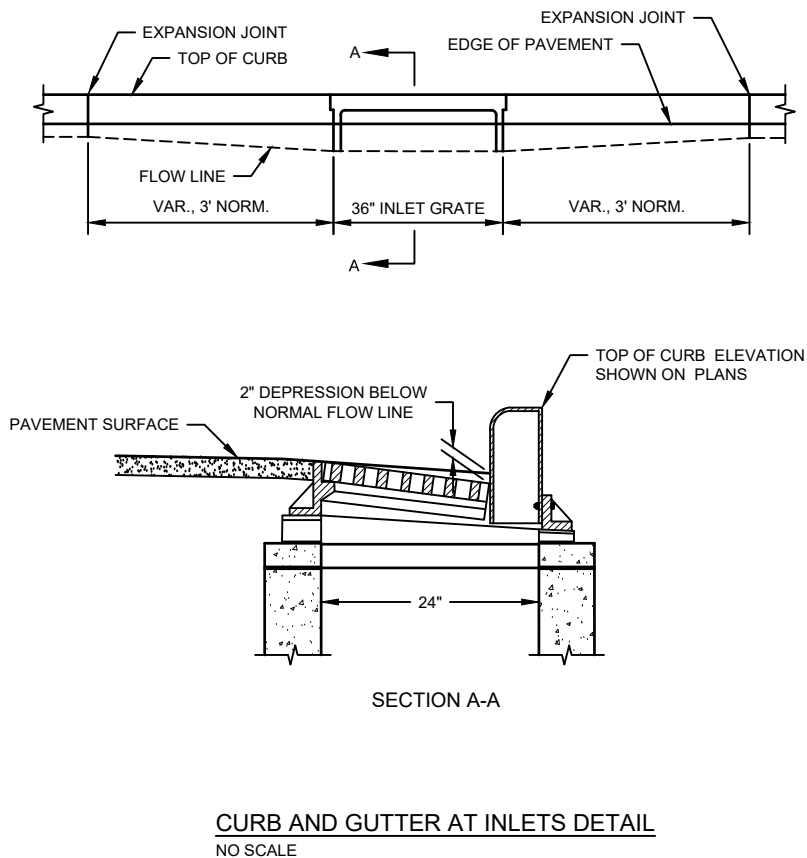
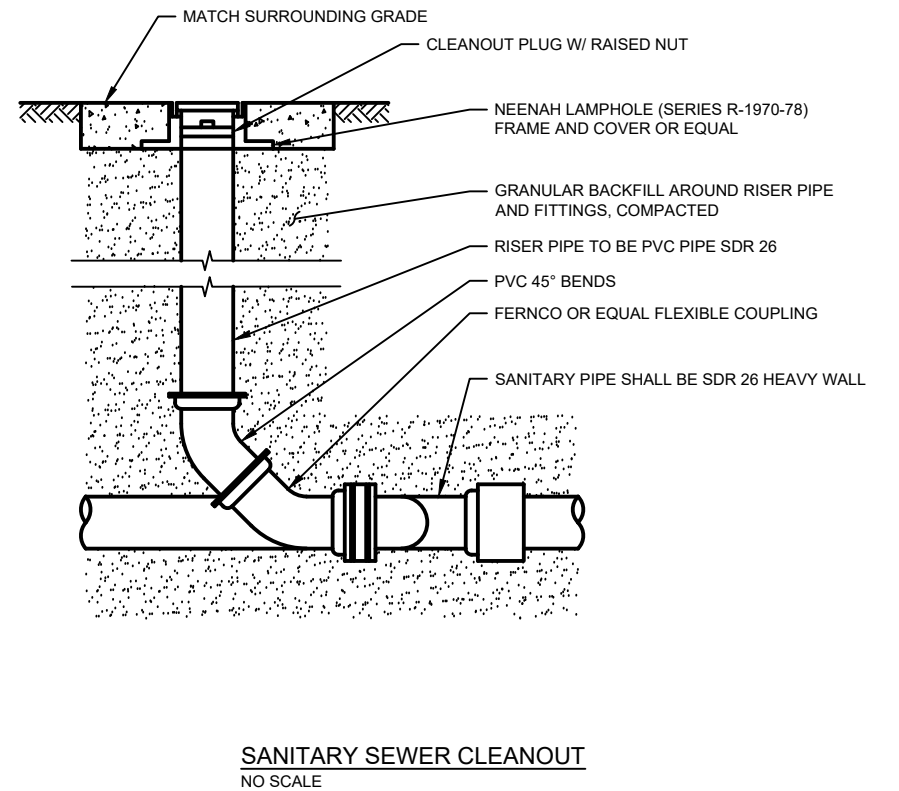
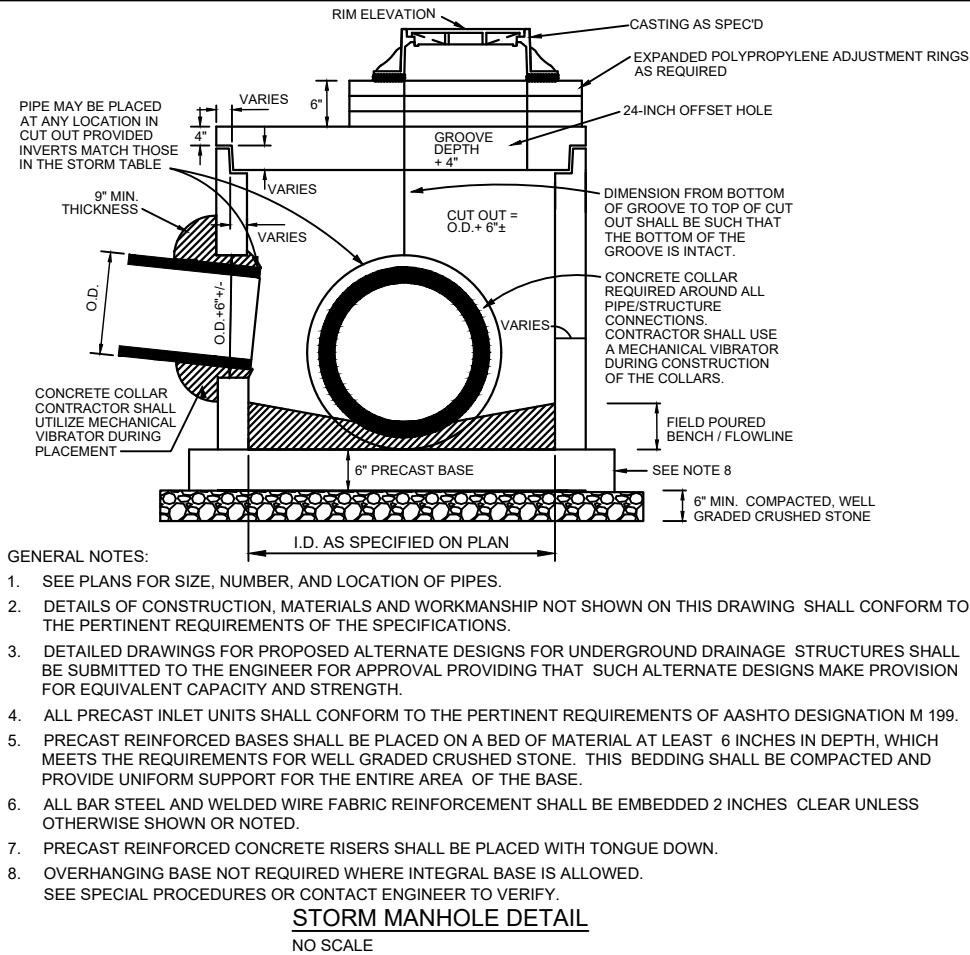
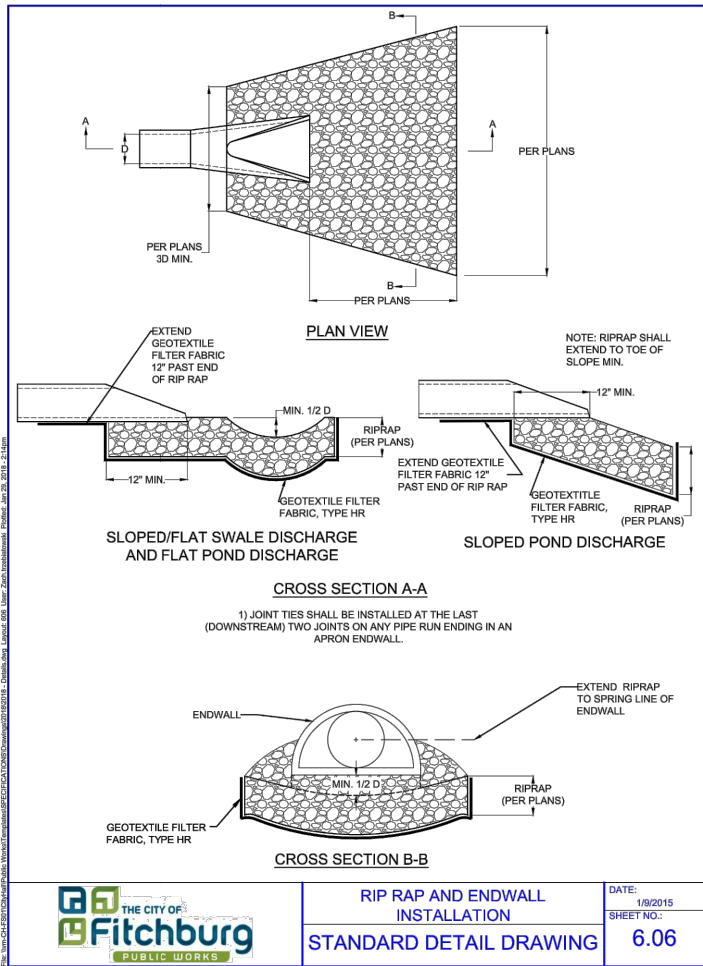
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BSH COMPANIES
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

STREET DETAILS

FILE NO.
9358001

SHEET
G 3



| | | | | | | | |
|---------------|----------|-------------|----------------------------|----------------------------|----------|----------|----------|
| PROJECT NO.: | 19358001 | SCALE: | AS SHOWN | NO. | DATE | REVISION | BY |
| PROJECT DATE: | 10/18/18 | DRAWN BY: | KNH | | | | |
| F.B.: | | CHECKED BY: | KCL | | | | |
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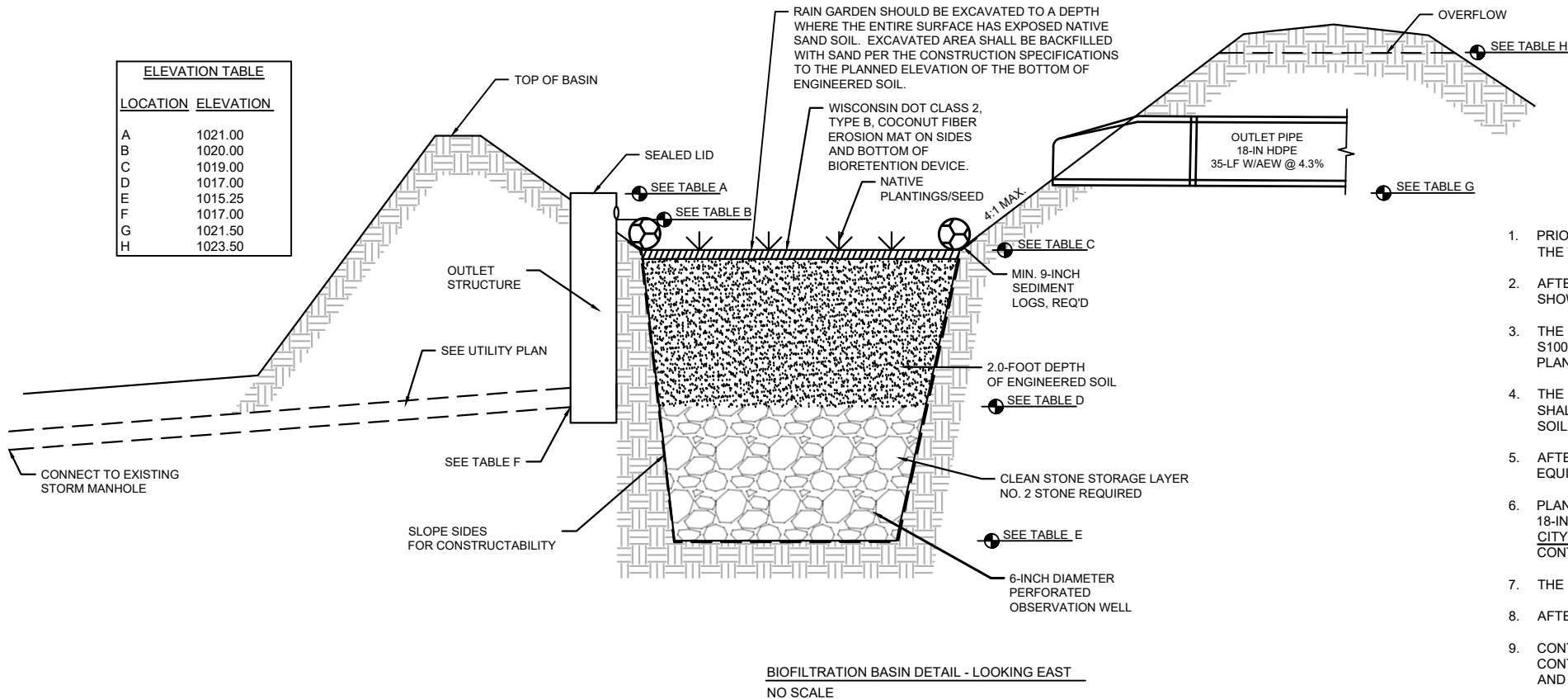


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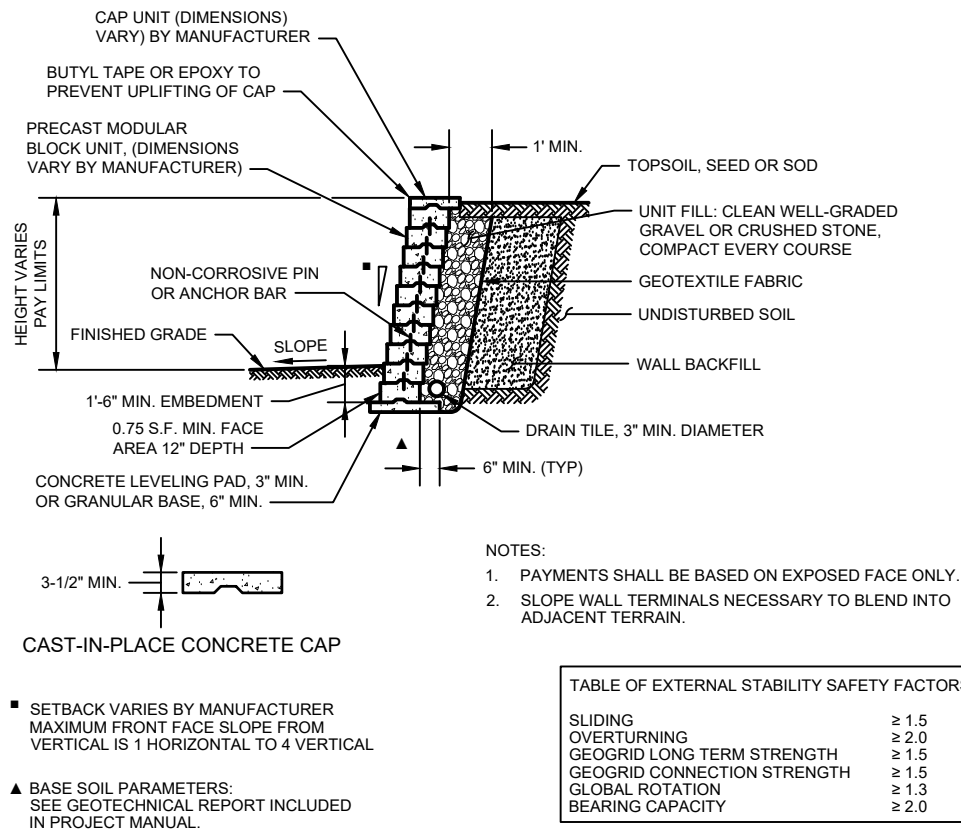
UTILITY DETAILS

FILE NO.
19358001
SHEET
G 4

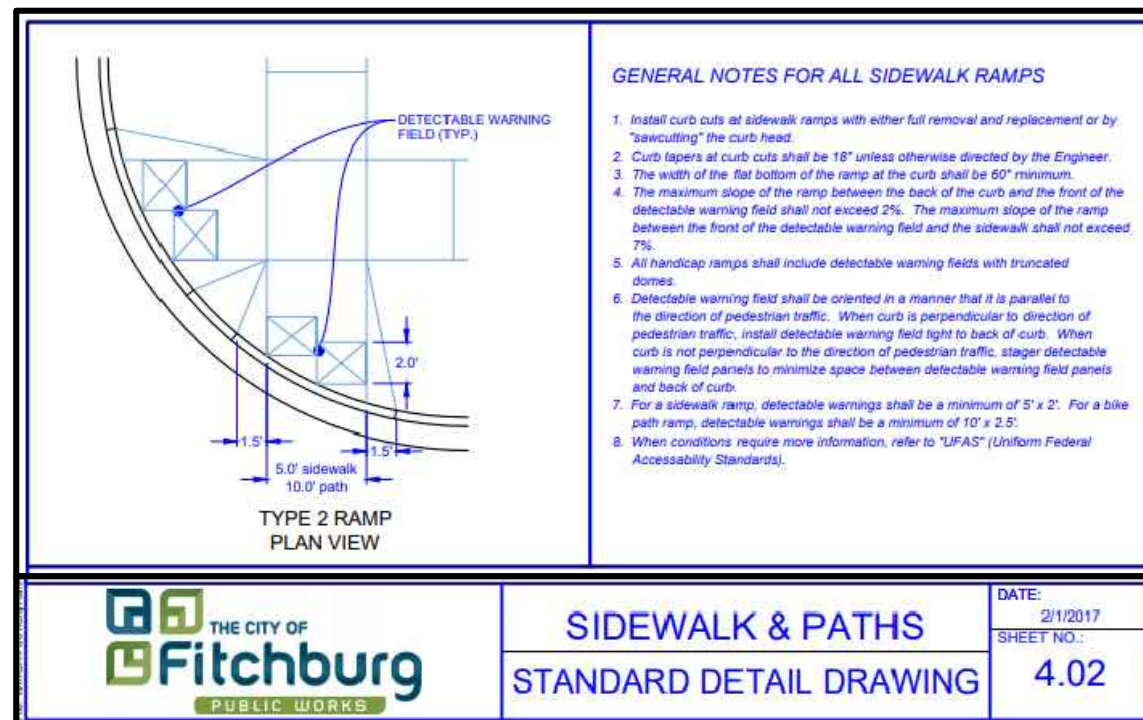


**BIOFILTRATION BASINS
CONSTRUCTION
REQUIREMENTS
REQUIRED AT BOTH BASINS**

1. PRIOR TO EXCAVATING THE BIOFILTRATION BASINS, ALL UPSTREAM AREAS SHALL BE RESTORED PER THE LANDSCAPING PLAN, 70% OF THE TURF SEED GERMINATED, AND ALL HARD SURFACE AREAS PAVED.
2. AFTER ALL UPSTREAM AREAS ARE STABILIZED PER THE REQUIREMENTS ABOVE, THE BASIN SHALL BE EXCAVATED TO ELEVATIONS SHOWN IN TABLE. A 21-INCH LAYER OF NO. 2 CLEAN STONE AND A 2.0-FOOT LAYER OF ENGINEERED SOIL SHALL BE PLACED.
3. THE ENGINEERED SOIL SHALL BE COMPOSED OF 70%-75% SAND/GRANULAR FILL AND 25%-30% COMPOST CONFORMING TO WDNR CPS S100. PLEASE NOTE, THE SAND/COMPOST COMPOSITION FOR THIS PROJECT IS SLIGHTLY CHANGED TO ACCOMMODATE THE NATIVE PLANTINGS.
4. THE BIOFILTRATION BASIN SHALL BE EXCAVATED WITH ONLY WIDE-TRACKED CONSTRUCTION EQUIPMENT. ACTIVITY WITHIN THE BASIN SHALL BE MINIMIZED PRIOR TO EXCAVATION AND ELIMINATED AFTER EXCAVATION TO CONTROL UNNECESSARY COMPACTION OF SOILS.
5. AFTER INITIAL EXCAVATION AND FINAL GRADING, THE BIOFILTRATION BASIN SHALL BE SECURED SO NO OTHER CONSTRUCTION EQUIPMENT USES THE AREA.
6. PLANTINGS - THE BIOFILTRATION BASIN SHALL BE RESTORED WITH THE FOLLOWING PLANTINGS AT AN APPROXIMATE SPACING OF 18-INCHES ON CENTER:
CITY OF MADISON "FULL SUN" MIX
CONTRACTOR SHALL SUBMIT PROPOSED PLANT LAYOUT TO OWNER AND ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
7. THE SIDE SLOPES OF THE BASIN SHALL BE SEEDED WITH A TURF LAWN MIX.
8. AFTER THE BASIN IS SEEDED, A 3-INCH LAYER OF WOOD MULCH SHALL BE INSTALLED BETWEEN ALL THE PLUGS AND PLANTS.
9. CONTRACTOR SHALL WEED THE BIOFILTRATION BASIN AT THE END OF THE FIRST GROWING SEASON AFTER INSTALLATION (YEAR 1). CONTRACTOR SHALL ALSO WEED THE BIOFILTRATION BASIN BETWEEN MAY 15 AND JUNE 30 OF THE NEXT GROWING SEASON (YEAR 2) AND AGAIN AT THE END OF THE SECOND GROWING SEASON.
10. CONTRACTOR SHALL WATER THE BIOFILTRATION BASIN WEEKLY THRU THE FIRST GROWING SEASON UNTIL THE PLANTS ARE ESTABLISHED. CONTRACTOR SHALL ALSO WATER THE BASIN WEEKLY THRU JUNE 21 OF THE SECOND GROWING SEASON. WATERING IS ONLY REQUIRED IF THE EQUIVALENT OF 0.50" OF RAIN DOES NOT FALL AT THE SITE WEEKLY.



SEGMENTAL RETAINING WALL DETAIL
NO SCALE



CONTACT INFORMATION:

OWNER
NFW ACQUISITION CORP
715 FARWELL DRIVE
MADISON, WI 53704
(608) XXX-XXXX

DEVELOPER
BSH COMPANIES
DAN MCCOY
44 COOK STREET, SUITE 400
DENVER, CO 80206
DAN@BSHCOMPANIES.COM
(303) 886-5900

ENGINEER
MSA PROFESSIONAL SERVICES, INC
KEVIN LORD
2901 INTERNATIONAL LANE SUITE 300
MADISON, WI 53704
KLORD@MSA-PS.COM
(608)242-7779

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|---------------|----------|--|-----|------|----------|----|
| PROJECT NO.: | 19358001 | SCALE: AS SHOWN | NO. | DATE | REVISION | BY |
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| F.B.: | | CHECKED BY: | KCL | | | |
| PLOT DATE: | 10/22/18 | P:\19358001\19358001\CADD\Construction Drawings\19358001_GS_Sheets.dwg | | | | |

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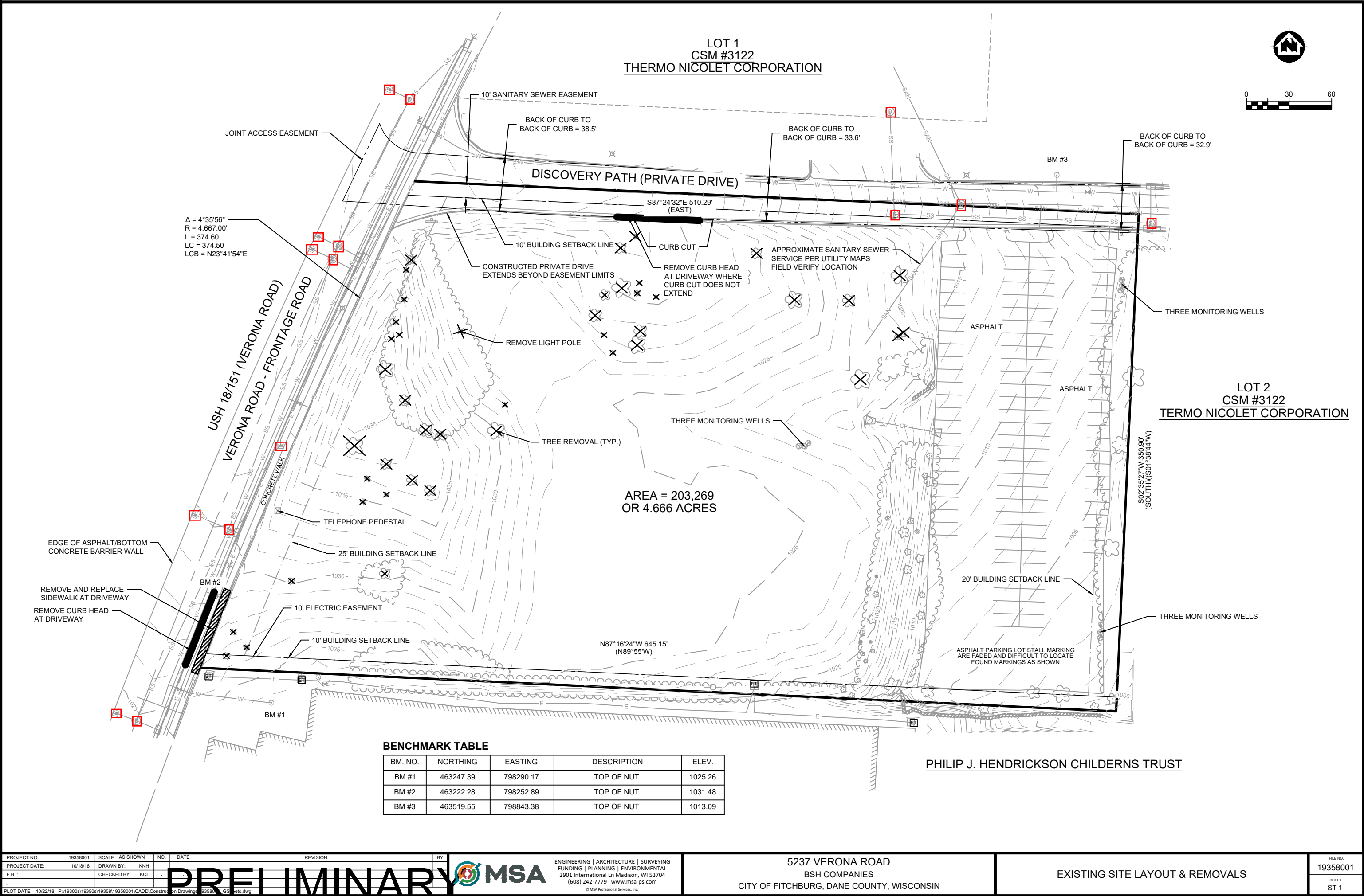


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SITE DETAILS

FILE NO.
19358001
SHEET
G 5



$\Delta = 4^{\circ}35'56''$
 $R = 4,667.00'$
 $L = 374.60$
 $LC = 374.50$
 $LCB = N23^{\circ}41'54''E$

BENCHMARK TABLE

| BM. NO. | NORTHING | EASTING | DESCRIPTION | ELEV. |
|---------|-----------|-----------|-------------|---------|
| BM #1 | 463247.39 | 798290.17 | TOP OF NUT | 1025.26 |
| BM #2 | 463222.28 | 798252.89 | TOP OF NUT | 1031.48 |
| BM #3 | 463519.55 | 798843.38 | TOP OF NUT | 1013.09 |

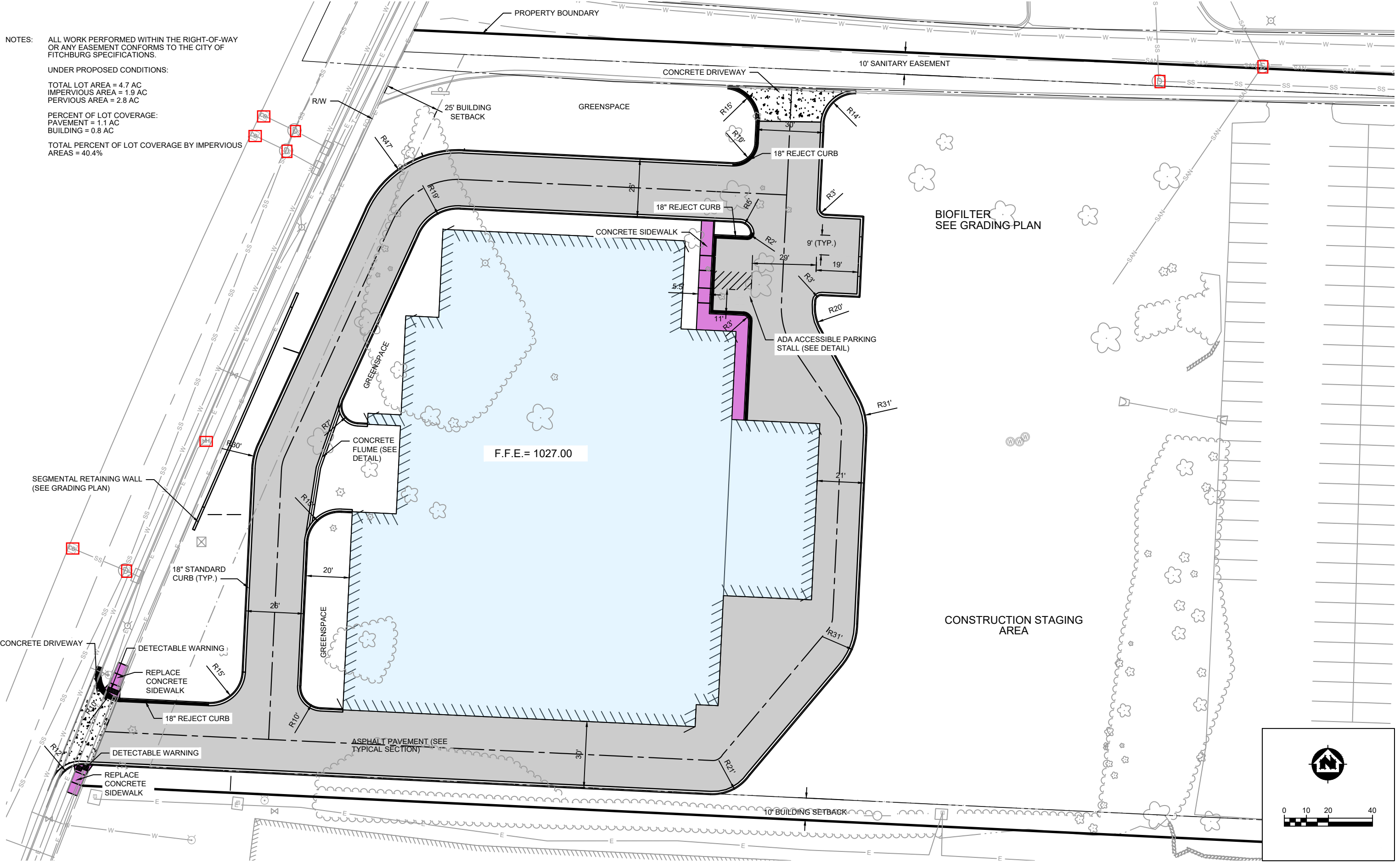
NOTES: ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY OR ANY EASEMENT CONFORMS TO THE CITY OF FITCHBURG SPECIFICATIONS.

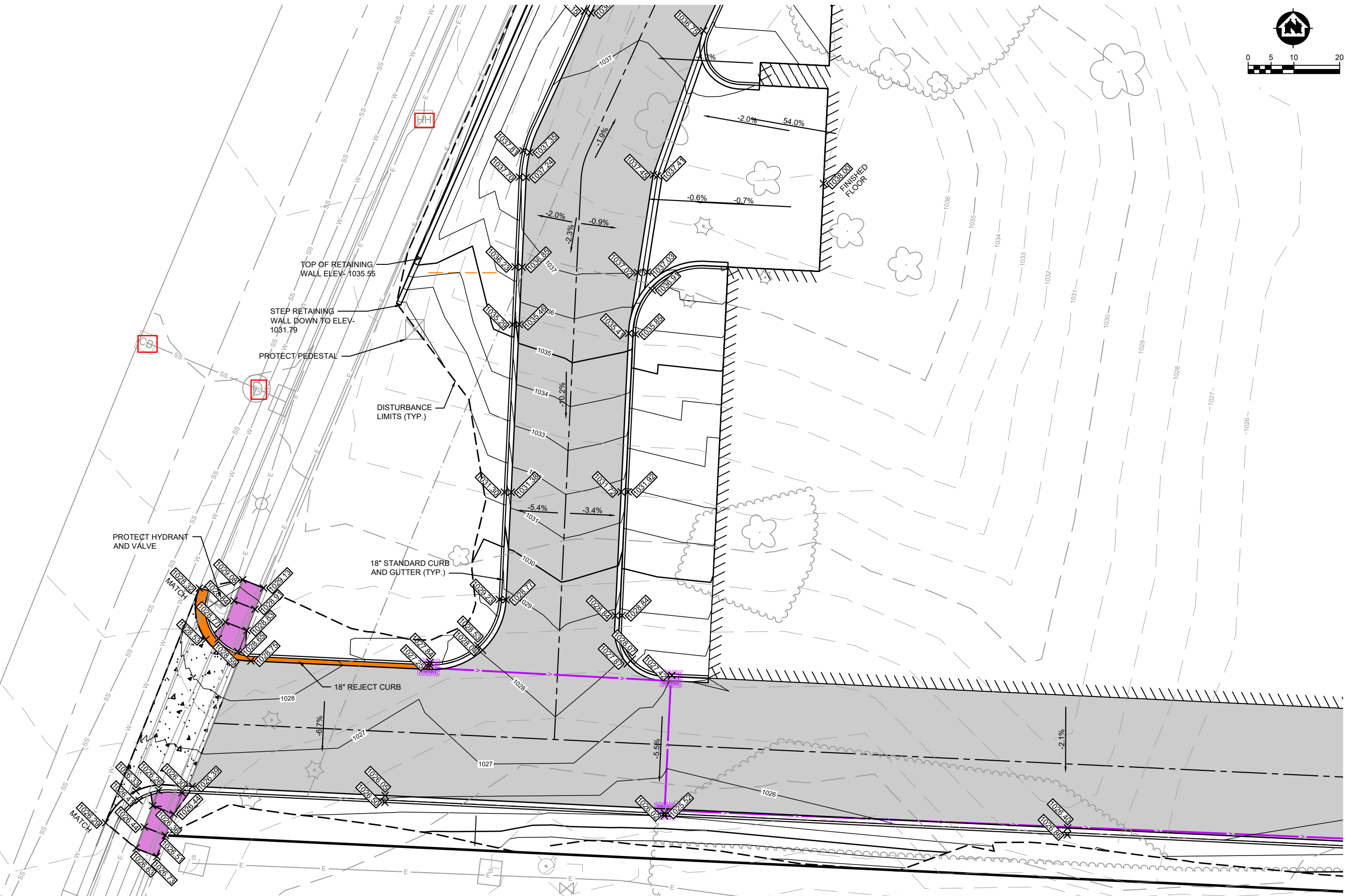
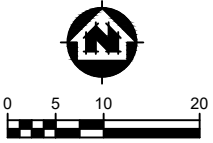
UNDER PROPOSED CONDITIONS:

TOTAL LOT AREA = 4.7 AC
IMPERVIOUS AREA = 1.9 AC
PERVIOUS AREA = 2.8 AC

PERCENT OF LOT COVERAGE:
PAVEMENT = 1.1 AC
BUILDING = 0.8 AC

TOTAL PERCENT OF LOT COVERAGE BY IMPERVIOUS AREAS = 40.4%





| | | | | | | | |
|---------------|----------|--|----------|-----|------|----------|----|
| PROJECT NO.: | 19358001 | SCALE: | AS SHOWN | NO. | DATE | REVISION | BY |
| PROJECT DATE: | 10/18/18 | DRAWN BY: | KNH | | | | |
| F.B.: | | CHECKED BY: | KCL | | | | |
| PLOT DATE: | 10/22/18 | P:\19300a\19350a\19358\19358001\CADD\Construction Drawings\19358001 Grading Plan.dwg | | | | | |

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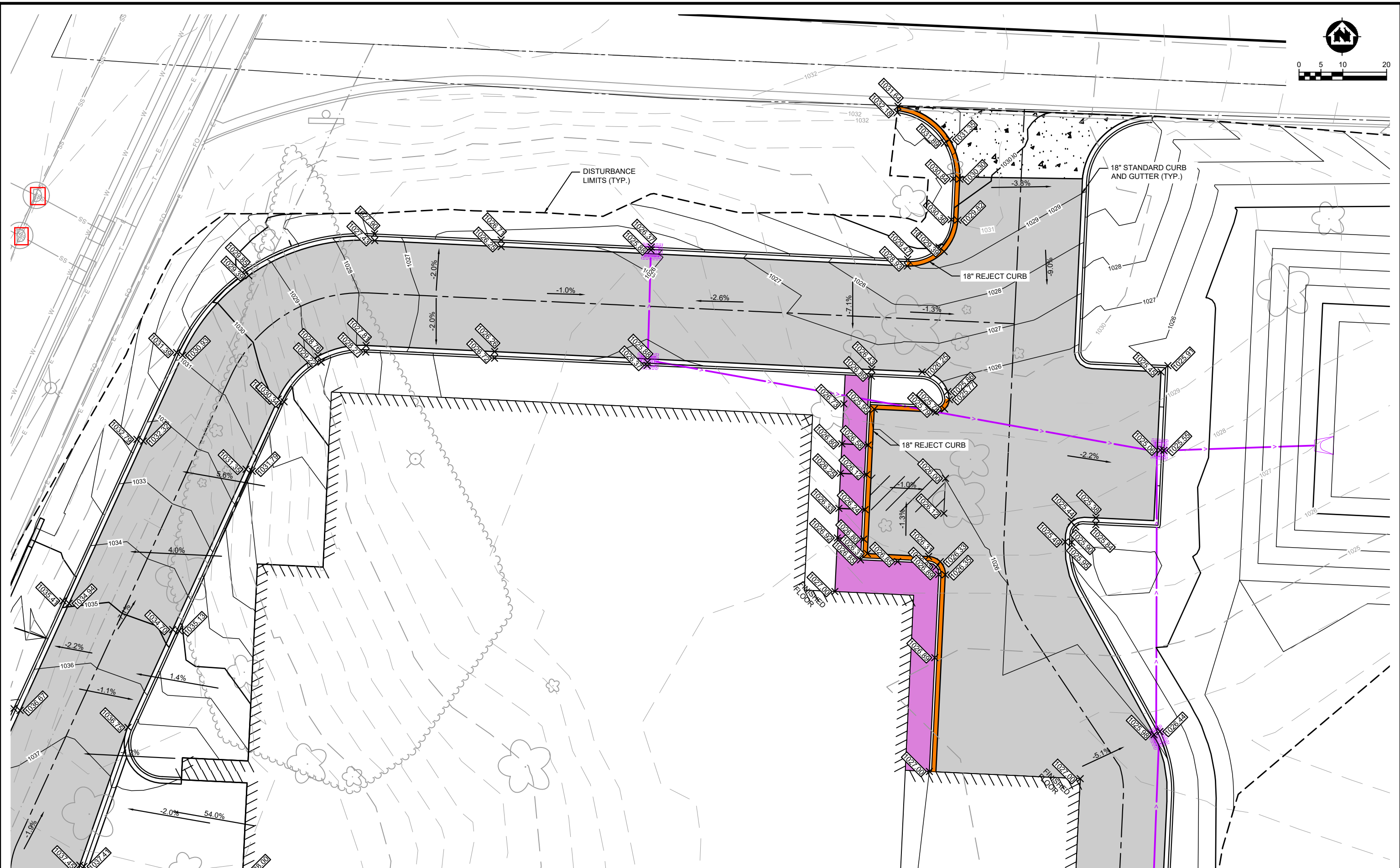


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GRADING PLAN (SOUTHWEST)

FILE NO.
19358001
SHEET
ST 3



| | | | | | | |
|---------------|----------|---|-----|------|----------|----|
| PROJECT NO. | 19358001 | SCALE: AS SHOWN | NO. | DATE | REVISION | BY |
| PROJECT DATE: | 10/18/18 | DRAWN BY: | KNH | | | |
| F.B.: | | CHECKED BY: | KCL | | | |
| PLOT DATE: | 10/22/18 | P:\19358001\19358001\CADD\Construction Drawings\19358001_Grading Plan.dwg | | | | |

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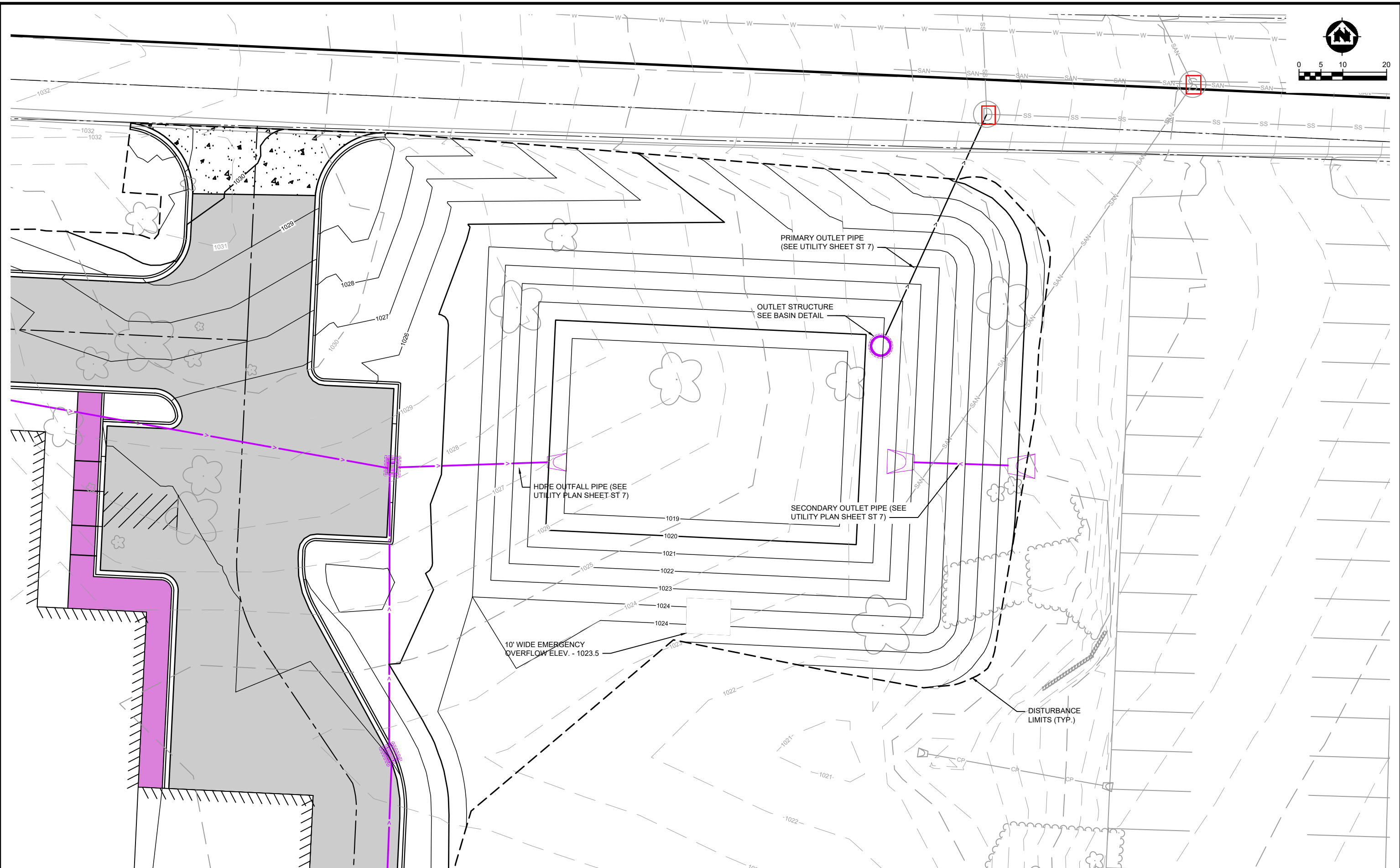
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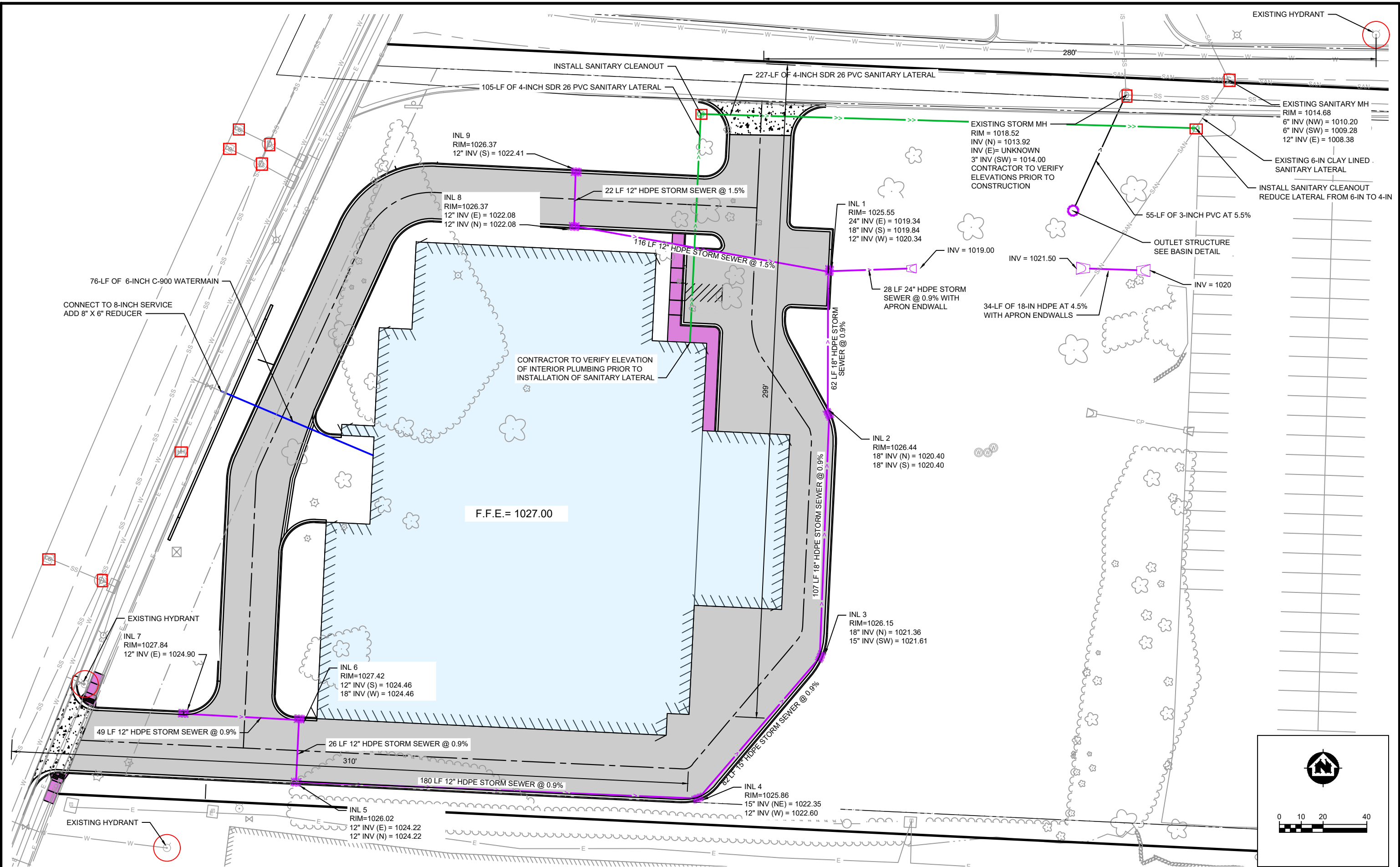
GRADING PLAN (NORTH)

FILE NO.
19358001
SHEET
ST 4



| | | | | | | | | | |
|---|-----------------|-----|------|----------|----|--|--|--------------------------|-------------------|
| PROJECT NO.: 19358001 | SCALE: AS SHOWN | NO. | DATE | REVISION | BY | <div>ENGINEERING ARCHITECTURE SURVEYING FUNDING PLANNING ENVIRONMENTAL 2901 International Ln Madison, WI 53704 (608) 242-7779 www.msa-ps.com © MSA Professional Services, Inc.</div> | 5237 VERONA ROAD BSH COMPANIES CITY OF FITCHBURG, DANE COUNTY, WISCONSIN | GRADING PLAN (SOUTHEAST) | FILE NO. 19358001 |
| PROJECT DATE: 10/18/18 | DRAWN BY: KNH | | | | | | | | SHEET |
| F.B.: | CHECKED BY: KCL | | | | | | | | ST 5 |
| PLOT DATE: 10/22/18, P:\19300s\19350s\19358\19358001\CADD\Construction Drawings\19358001 Grading Plan.dwg | | | | | | | | | |





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| PROJECT NO. | 19358001 | SCALE | AS SHOWN | NO. | | DATE | | REVISION | | BY | |
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| PLOT DATE: | 10/22/18 | P:\19358001\19358001\CADD\Construction Drawings\19358001_Utility Design.dwg | | | | | | | | | |

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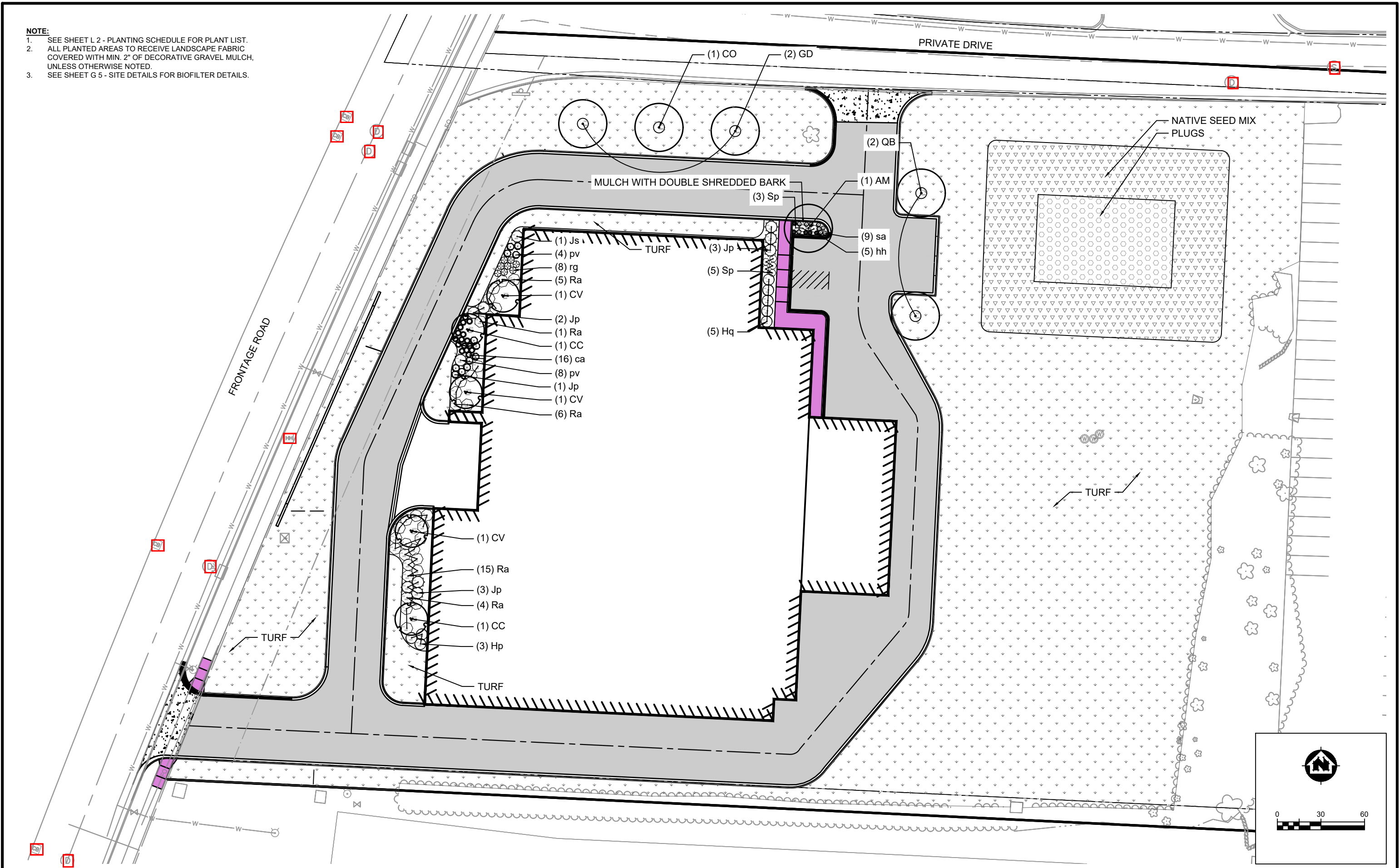
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CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

UTILITY PLAN

FILE NO.
19358001
SHEET
ST 7

- NOTE:
- SEE SHEET L 2 - PLANTING SCHEDULE FOR PLANT LIST.
 - ALL PLANTED AREAS TO RECEIVE LANDSCAPE FABRIC COVERED WITH MIN. 2" OF DECORATIVE GRAVEL MULCH, UNLESS OTHERWISE NOTED.
 - SEE SHEET G 5 - SITE DETAILS FOR BIOFILTER DETAILS.



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|---|-----------------|-----|------|----------|----|
| PROJECT NO.: 19358001 | SCALE: AS SHOWN | NO. | DATE | REVISION | BY |
| PROJECT DATE: 10/18/18 | DRAWN BY: KNH | | | | |
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| PLOT DATE: 10/22/18, P:\19300a\19350a\19358\19358001\CADD\Construction Drawings\19358001 Landscape Plan.dwg | | | | | |

PRELIMINARY

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LANDSCAPE PLAN

FILE NO.
19358001
SHEET
L 1

PLANT MATERIALS LIST

| ID | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | SPACING & NOTES* | QUANTITY |
|-----------------|-------------------------------------|--------------------------------------|------------|------|-------------------------|----------|
| | | | | | *unless otherwise noted | SHEET |
| Deciduous Trees | | | | | | L1.0 |
| AM | Acer miyabei 'Morton' | State Street Maple | 2" cal. | B&B | as drawn | 1 |
| CO | Celtis occidentalis 'Prairie Pride' | Prairie Pride Hackberry | 2" cal. | B&B | as drawn | 1 |
| CV | Crataegus viridis 'Winter King' | Winter King Hawthorn | 1.75" cal. | B&B | as drawn | 3 |
| CC | Cercis canadensis | Eastern Red Bud | 1.5" cal. | B&B | as drawn | 1 |
| GD | Gymnocladus dioica 'Prairie Titan' | 'Prairie Titan' Kentucky Coffee Tree | 2" cal. | B&B | as drawn, male only | 2 |
| QB | Quercus bicolor | Swamp White Oak | 2" cal. | B&B | as drawn | 2 |

Coniferous Shrubs*

| | | | | | | |
|----|--|----------------------------------|-----|-----|----------|---|
| Jp | Juniperus x pfitzeriana 'Kallay's Compact' | Kallay's Compact Pfitzer Juniper | 36" | B&B | as drawn | 9 |
| Js | Juniperus x 'JNBlue Select' | Star Power Juniper | 4' | B&B | as drawn | 1 |

*Do not shear, hand pruning only. Do not plow or store snow with salt near evergreen shrubs

Deciduous Shrubs

| | | | | | | |
|----|--|-----------------------------|--------|-------|----------|----|
| Hp | Hydrangea paniculata 'Bulk' USPP 16,812 | Quick Fire Hydrangea | 5 gal. | CONT. | as drawn | 3 |
| Hq | Hydrangea paniculata 'SMHPLQF' Little Quick Fire | Little Quick Fire Hydrangea | 3 gal. | CONT. | as drawn | 5 |
| Ra | Rhus aromatica 'Gro-low' | Grow Low Fragrant Sumac | 3 gal. | CONT. | as drawn | 31 |
| Sp | Spiraea japonica 'Anthony Waterer' | Anthony Waterer Spirea | 3 gal. | CONT. | as drawn | 8 |

Perennials and Grasses

| | | | | | | |
|----|--|----------------------------------|--------|-------|----------|----|
| ca | Calamagrostis x acutiflora 'Kark Foerster' | Karl Foerster Feather Reed Grass | 1 gal. | CONT. | as drawn | 16 |
| hh | Hemerocallis 'Happy Returns' | Daylily | 1 gal. | CONT. | as drawn | 5 |
| pv | Panicum virgatum 'Northwind' | Northwind Switchgrass | 1 gal. | CONT. | as drawn | 12 |
| rg | Rudbeckia fulgida var. sullivantii 'Goldstrum' | Black Eyed Susan | 1 gal. | CONT. | as drawn | 8 |
| sa | Sesleria autumnalis | Autumn Moor Grass | 1 gal. | CONT. | as drawn | 9 |

Bio-Filter: Wet Meadow Emergent Plants

2,525 SF

Plant plugs 1 foot on center. Plant species in groups of 5

| | | | | |
|------------------------------|--------------------|-------|------------------|-----|
| Carex spp. | Common Sedges | Plugs | 1 Foot on center | 158 |
| Calamagrostis Canadensis | Bluejoint Grass | Plugs | 1 Foot on center | 158 |
| Bromus ciliates | Fringed Brome | Plugs | 1 Foot on center | 158 |
| Glyceria striata | Fowl Manna Grass | Plugs | 1 Foot on center | 158 |
| Muhlenbergia glomerata | Marsh Wild Timothy | Plugs | 1 Foot on center | 158 |
| M. Mexicana | Leafy Satin Grass | Plugs | 1 Foot on center | 158 |
| Poa palustris | Fowl Meadow Grass | Plugs | 1 Foot on center | 158 |
| Spartina pectinate | Prairie Cordgrass | Plugs | 1 Foot on center | 158 |
| Symphyotrichum novae-angliae | New England Aster | Plugs | 1 Foot on center | 158 |
| Cirsium muticum | Swamp Thistle | Plugs | 1 Foot on center | 158 |
| Galium boreale | Northern Bedstraw | Plugs | 1 Foot on center | 158 |
| Hypoxia hirsute | Yellow Star-Grass | Plugs | 1 Foot on center | 158 |
| Oxpolis rigidior | Cowbane | Plugs | 1 Foot on center | 158 |
| Thalictrum dasycarpum | Tall Meadow - Rue | Plugs | 1 Foot on center | 158 |
| Ziza aurea | Golden Alexander's | Plugs | 1 Foot on center | 158 |
| Pycnanthemum virginianum | Mountain Mint | Plugs | 1 Foot on center | 158 |

SEED MIXES AND MATS

Native Slope Stabilization

*Consult manufactuer for appropraite seeding rates.

Agrecol "Native Slope Stabilization" Seed Mix

7, 250 SF

Turf

LaCrosse Seed 'madison Parks' or approved equal

55,300 SF

SITE PREPARATION, LAYOUT AND PLANTING NOTES

1. REMOVE AND DISPOSE OF TURF/SOD AND OTHER EXISTING PLANTS, INCLUDING ESTABLISHED WEEDS PRIOR TO SEEDING.

2. SEED LIMIT LINES ARE APPROXIMATE. SEED TO LIMITS OF GRADING AND DISTURBANCE.

3. CONTRACTOR RESPONSIBLE FOR EROSION CONTROL IN ALL SEEDED AREAS. ALL DISTURBED AREAS ARE TO BE PROTECTED WITHIN 24 HOURS. DO NOT DISTURB MORE AREA THAN CAN BE COMPLETED AND PROTECTED WITHIN 24 HOURS.

4. TREES AND SHRUBS SHALL BE PLACED AS DRAWN. NO SUBSTITUTES SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.

5. EQUALLY SPACE PERENNIALS AS SPECIFIED PER NOTES LISTED ON DRAWINGS.

7. ALL PLANT MATERIALS SHALL BE OF MATCHING FORMS AND SIZES WITHIN EACH SPECIES AND SIZE DESIGNATION ON THE DRAWINGS.

8. PERENNIAL PLANTING BEDS TO BE COVERED WITH 2" MIN. TWICE SHREDDED HARD WOOD MULCH, UNLESS OTHERWISE NOTED. NO WEED BARRIER SHALL BE USED.

9. ALL TREES PLANTED IN TURF SHALL RECEIVE A 5' DIAMETER MULCH RING WITH 3" MIN. TWICE SHREDDED HARD WOOD MULCH. ALL TREE RINGS TO RECEIVE SPADE EDGE.

10. ALL PLANTING BEDS SHALL HAVE STEEL EDGING.

11. ALL LANDSCAPE BED CURVES SHALL BE SMOOTH AND NOT SEGMENTED. SEGMENTED CURVES SHALL BE REPLACED WITH SMOOTH CURVES AT NO ADDITIONAL COST TO THE OWNER.

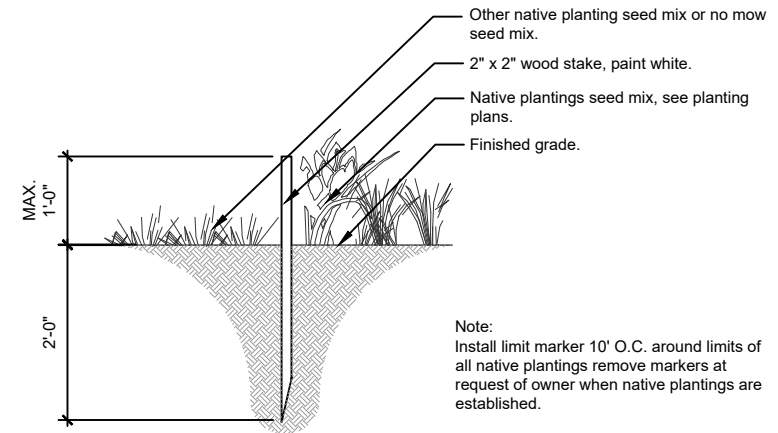
12. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE DEPARTMENT AND LOCAL AGENCY. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN. NO ADDITIONAL PAYMENTS WILL BE MADE FOR MATERIALS REQUIRED TO COMPLETE THE WORK AS DRAWN.

13. CONTRACTOR SHALL STAKE ALL PROPOSED TREE LOCATIONS PRIOR TO PLANTING. CONTRACTOR SHALL THEN NOTIFY THE FIELD ENGINEER AND OWNER ONCE THE STAKING IT COMPLETE FOR A WALK THRU REVIEW OF THE TREE LOCATIONS. FINAL TREE LOCATIONS ARE SUBJECT TO MOVING PER FINAL CONSTRUCTION AND LAYOUT. TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ANY WALK OR PAVED EDGE.

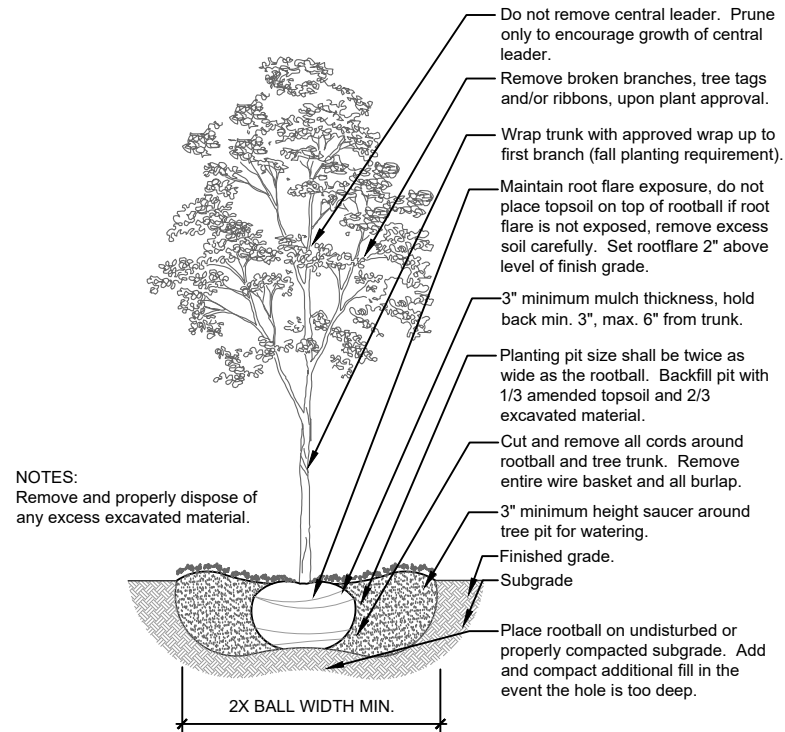
14. ADJUSTMENT TO STAKE LOCATIONS DUE TO DISCREPANCIES BETWEEN COORDINATES AND DIMENSIONS IS INCIDENTAL TO THE CONTRACT. NO ADDITIONAL PAYMENTS WILL BE MADE FOR THIS WORK.

15. NO PERENNIAL OR ORNAMENTAL GRASS SHALL BE PLANTED WITHIN IN 12" IN OF ANY ADJACENT EDGE. NO SHRUB SHALL BE PLANTED WITHIN 30" ANY ADJACENT EDGE.

16. ALL PLANT MATERIAL SHALL BE PRODUCED BY A NURSERY, BE HEALTHY AND FREE FROM INSECTS, DISEASE OR INJURY. SPECIMENS SHALL EXHIBIT NORMAL HABIT OF GROWTH TYPICAL FOR THE SPECIES. PLANT SIZE SHALL BE EQUAL TO OR EXCEEDING THE SIZE LISTED IN THE PLANT LIST.



1 NATIVE AREA MARKER
L 2
DETAIL
Not To Scale

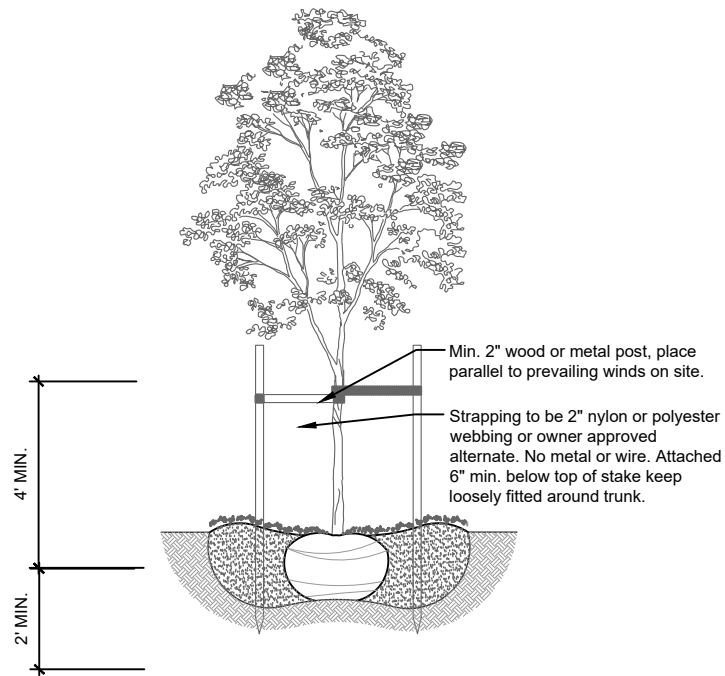


1
L 3

DECIDUOUS TREE PLANTING

DETAIL

Not To Scale

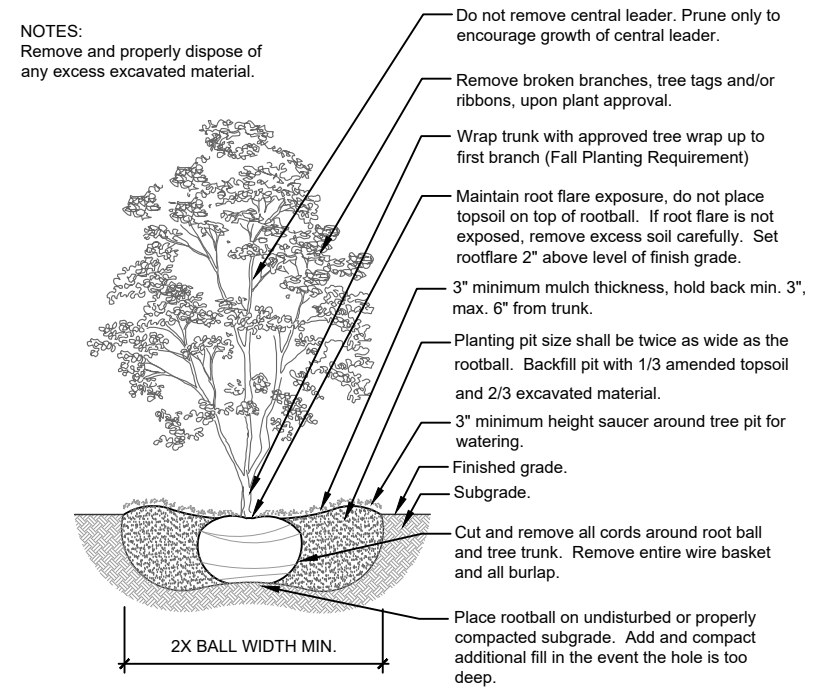


2
L 3

DECIDUOUS TREE STAKING

DETAIL

Not To Scale

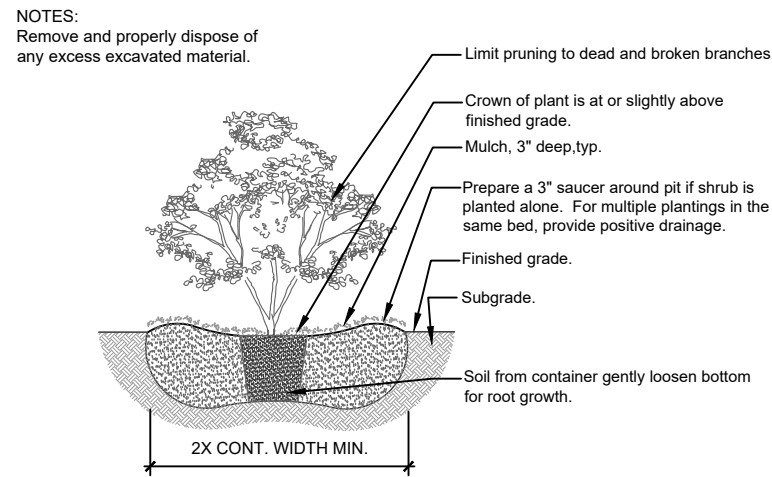


3
L 3

ORNAMENTAL TREE PLANTING

DETAIL

Not To Scale

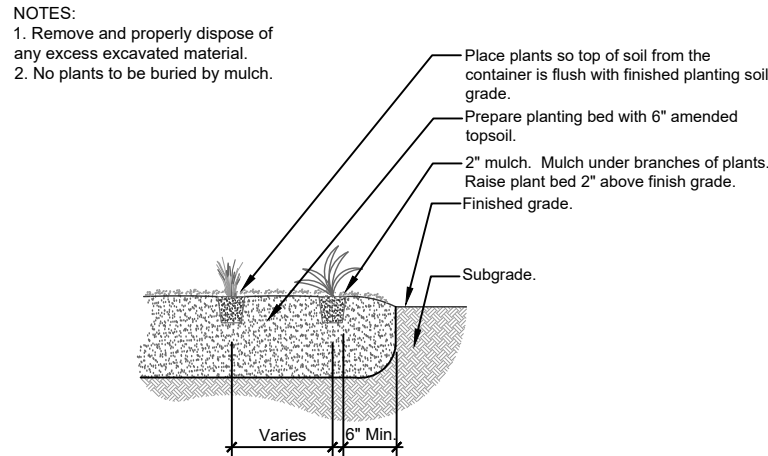


4
L 3

SHRUB PLANTING (CONTAINER)

DETAIL

Not To Scale

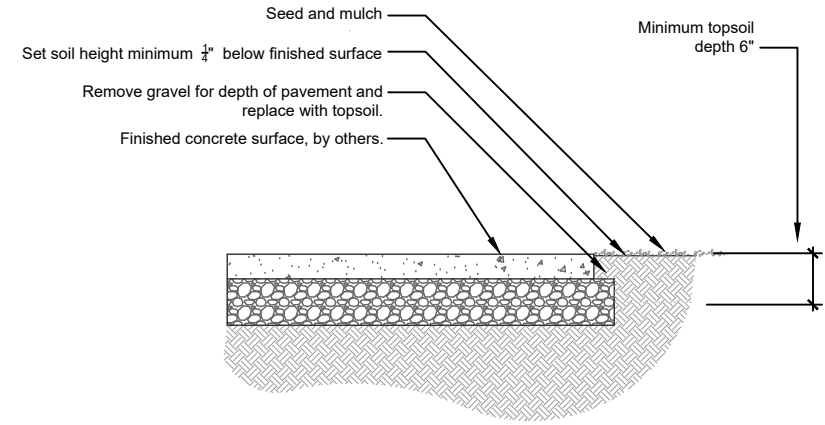


5
L 3

PERENNIAL PLANTING

DETAIL

Not To Scale



6
L 3

SEEDING ALONG SIDEWALK

DETAIL

Not To Scale

| | | | | | | | |
|---------------|----------|-------------|----------|--------|----------|----------------------------|----------|
| PROJECT NO.: | 19358001 | SCALE: | AS SHOWN | NO. | DATE | REVISION | BY: |
| PROJECT DATE: | 10/18/18 | DRAWN BY: | KNH | | | | |
| F.B.: | | CHECKED BY: | KCL | | | | |
| PLOT DATE: | 10/22/18 | P: | 193300a | 19350a | 19358001 | CADD/Construction Drawings | 19358001 |

PRELIMINARY



ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL

www.msa-ps.com

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5237 VERONA ROAD
BSH COMPANIES
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

PLANTING DETAILS

FILE NO.
19358001

SHEET
L 3

5237 VERONA ROAD - SITE PLAN

BSH Companies

Fitchburg, WI
10/22/2018



